



**2019-2023  
CONSOLIDATED PLAN  
VERSION 1**

**The U. S. Department of  
Housing and Urban Development's  
Community Development Block Grant Program (CDBG)**

**City of Missouri City, Texas  
DUNS 083582882**

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***August 16, 2019***

# Executive Summary

## ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

The City of Missouri City is located primarily in Fort Bend County, Texas, with a small area on the northeast corner in Harris County, southwest of Houston. It is a rapidly growing suburban community with predominately residential in nature with a majority of the housing being single family (89.7%), owner-occupied (80.6%) and built after 1979 (69.3%). There are very few substandard housing units in Missouri City and vacancy rates are much lower than the rest of the area (3.3%). The average household size in Missouri City is greater than the metropolitan area as a whole. Unlike most urban communities, because of the very high rate of single-family units, renter household size (3.21) is greater than owner (2.95), as reported in the 2017 ASC, American Community Survey.

The population of Missouri City is very diverse and non-Hispanic whites are in the minority. The latest reporting shows a population estimate of 74,705 (2018 July 1, 2018 population estimate/US Census, Quick Facts, ACS) with a diverse composition comprised of 41.9% African American, 32.5 White alone, 18% Asian, 15.5% Hispanic, and 22.7% non-Hispanic white, and 2.8% other races. The median age of Missouri City residents, at 38.6. Higher educational levels attainment percentages have improved of those having an Associate Degree within the Fort Bend County area in the 45.7% range. Due to the higher percent of those 35-64 years of age and the higher educational levels, the population is more established, with a considerably higher percent having management and professional positions. The median income in Missouri City, at \$88,896, is nearly \$25,000 higher than the MSA and the unemployment rate, at 5.7% (2017 ACS).

As a result of the housing and population characteristics in Missouri City, HUD has granted the city an exemption from the regulatory 51% low- to moderate-income threshold for an area to be a CDBG Target Area. Missouri City Target Areas need be 41.98% or greater low- to moderate-income. The attached map shows the location of the Target Areas and the distribution of minority populations.

The Program Year 2019-2023 Consolidated Plan is a strategic planning document that summarizes the City's proposed goals, performance outcome objectives, and implementation strategies for each of the identified community needs. Each year during the four-year period covered in the Consolidated Plan, the City of Missouri City will evaluate, and fund accordingly, projects selected to meet the goals and objectives identified in the Plan.

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

Based on the level of CDBG funding expected to be received each year, priorities of the Community Development Advisory Committee, results of public comments, survey results, and information gathered locally, statewide and nationally, the City has determined the following objectives and outcomes for the next 4 years: Please see Table Section No. 7 below.

## **3. Evaluation of past performance**

Past performance that helped lead Missouri City to choose its goals and projects include the successful participation of the Community Development Advisory Committee to help direct goals and objectives and select projects; the successful participation of 6 public service agencies; and the successful in-house provision of scholarships, improved sidewalks, enhanced parks, and code enforcement.

All of the projects above have met or exceeded the number of beneficiaries proposed at the beginning of the program year. The total beneficiaries proposed in PY 2011 for public services was 179, with 202 actually served. For PY 2012, 156 beneficiaries were proposed to be served and through the first half of the program year, 206 have been served. A Sidewalks in Fondren Park served 862 residents, while park enhancements in the Hunter's Glen Target Area provided additional amenities to 2,434. Code enforcement has been conducted in all Target Areas with more than 5,000 investigations per year and a number of referrals to agencies for assistance to bring low- to moderate-income violators up to code.

## **4. Summary of citizen participation process and consultation process**

The Citizen Participation Process includes the integral participation of a 7-member Community Development Advisory Committee. The CDAC is comprised of the 3 district City Council members serving the CDBG Target Areas and 4 citizens living in the Target Areas. In addition to oversight and input from the CDAC, the City also hosts 2 public hearings each year and a 30-day public comment period for the Annual Action Plan. During years in which the Consolidated Plan is developed, the City includes its process in the public hearings and public comment period. Additionally, during the Consolidated Planning and Fair Housing Planning periods, the City utilizes a public survey to solicit detailed concerns and comments from residents. The surveys are in English and Spanish and are available electronically on the City's website, emailed to all public service agencies and advocacy groups, and available in paper

copy at the City's library and City Hall. Agencies and advocacy groups, including homeowner's associations are asked to share the internet link and paper copies of the surveys with their constituents.

For this PY 2019-2023 Consolidated Plan, the City consulted with a number of individuals, including CDAC members through the CDAC meetings, Houston-Galveston Area Council, Fort Bend County, public service agencies, minority and special populations' advocacy groups, housing rehabilitation agencies and the staff in City departments. Texas Department of Housing and Community Affairs and their various on-line databases were consulted for information regarding state-wide Section 8 Housing Choice Vouchers, Low-Income Housing Tax Credit properties, state-wide plans and Analyses of Impediments.

More importantly, the City joined in a regional consortium of sister agencies and conducted a Regional Analysis of Impediments to Fair Housing Choice.

## **5. Summary of public comments**

The City received 26 responses to the public survey and 4 additional comments during the public hearings. The highest priorities given were to improvements to sidewalks, street lights and walking trails; addition of bicycle lanes; housing rehabilitation; Fair Housing; senior facilities; and senior services, including Meals on Wheels. Moderately high priorities were given to legal services; services and day shelters for the disabled; literacy and adult education; services for victims of domestic violence; and mental health services. The lowest priorities were given to services and shelter/housing for the homeless.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments and views are accepted.

## **7. Summary**

Listed in the table below is a summary of the community needs and priorities that have been identified for the upcoming five year period. The priorities detailed within the table vary by activity and are based on several factors:

- Level of available CDBG funding against program cost
- Location of need for area-based projects (within CDBG Target Area)
- Level of physical need described in the City's Capital Improvements Plan and/or Parks Master Plan for public facilities and infrastructure
- Number of households or people in need based on Census, State and local data from a variety of sources
- Results of an on-line survey of needs

- Level of need described in applications for subrecipient funding and numbers served by subrecipients in the past
- Availability and capacity of agencies to address the need if funded

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Matrix Code	Goal/Activity Name	Needs/Objective Addressed	Goal Outcome Indicator	Priority (H,M,L) High, Med.,Low
14A,A2:E15	Housing Rehabilitation	Housing Rehabilitation	35 – 50 Housing Units	H
03L	Sidewalk Improvements	Sidewalk Improvements	3000 Persons Assisted	M
03F	Parks Improvements	Parks Improvements	3000 Persons Assisted	H
03I	Storm Drainage and Flood Prevention	Storm Drainage & Flood Prevention	250 Persons Assisted	M
05D	Services to Neglected or Abused Children	Services to Neglected or Abused Children	300 Persons Assisted	H
	Post Secondary Scholarships	Educational Services	40 Persons Assisted	H
05H	Adult Basic Education	Educational Services	160 Persons Assisted	M
	Meals on Wheels	Senior Services	40 Persons Assisted	
05A				H
05E	Transportation Services	Elderly Services	40 Persons Assisted	M
05M	Pediatric Health Care	Health Care	500 Persons Assisted	M
15	Code Enforcement	Code Enforcement	2000 Housing Units/2000 non-residential properties	H
03K	Street Improvements	Street Improvements	800 Persons Assisted	M
05J	Fair Housing	Fair Housing	4000 Persons Assisted	M
14E	Rehabilitation: Publicly or Privately Owned Commercial/Industrial	Exterior “façade improvements”); Correction of code violations.	Assist 5-10 Business with preventing blight and decline along focus corridors	M
05Y	Housing Counseling under 24 CFR 5.100 Supporting DA (05R)	Affordable Housing	Promote Home Ownership for 8-12 residents	M
05R	Downpayment Assistance	Affordable Housing	Promote Home Ownership for 8-12 residents	H
05V	Neighborhood Cleanups	One-time or short-removal of trash and debris from neighborhoods.	Neighborhood Cleanup campaigns or graffiti removal	L
19E, 24A, 24B, 24C	Repayments of Section 108 Loans, Debt Service Reserve, Activities	Addressing Blight	Assist 5-10 Business with preventing blight and decline along focus corridors	M
20	Planning	Consolidated Plans; Action Plans, Housing Plans; Neighborhood Plans.	Assure Plans are completed by deadlines.	H
18A	Economic Development Direct Financial Assistance to For-Profit Business	Acquiring property, clearing structures, building, rehabilitation, loans	Assist 5-10 Business with preventing blight and decline along focus corridors	M
14I	Lead-Based Paint/Lead Hazards Testing/Abatement	S.F. Housing Rehabilitation	Assure quality of life and safety for 5-7 low-mod persons	L
21A	CDBG Program Administration	Program Administration	Annual administrative management of HUD Funds	H

## Table of Activities

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

#### 1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	MISSOURI CITY	
CDBG Administrator	MISSOURI CITY	Development Services Department
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

#### Narrative

The City of Missouri City is the CDBG Grantee and the lead agency responsible for administering the programs covered by the Consolidated Plan. The Development Services Department is responsible for the programmatic activities while the Finance Department manages all financial duties. (The table above does not allow entering Department/Agency). The City contracts with a CDBG consulting firm to conduct the majority of the day-to-day activities and to provide technical assistance to the staff and subrecipients.

The Educational Scholarships Program is managed in-house by the Development Services Department and the City's CDBG consultant. The code enforcement and capital projects are managed in-house within the Development Services, Public Works and Parks Departments. Other programs are administered by the subrecipients with oversight by the City's consultant and City staff responsible for CDBG.

#### Consolidated Plan Public Contact Information

The City of Missouri City provides residents and stakeholders the opportunity to participate in the CDBG process throughout the year and particularly during the Consolidated and Annual Action Planning Processes. The City's Development Services Department is the primary contact for all public inquiries and comments, however, all of the City's elected officials and members of the Community Development Advisory Committee (CDAC) receive inquiries and comments and notify the Development Services Department to fully address the issues. The City's Community Development Advisory Committee meets multiple times during the annual planning process and periodically throughout the year when

amendments are needed and/or issues arise that require review and action by the committee. The CDAC is comprised of the three City Councilmembers responsible for districts in which CDBG Target Areas fall as well as of four residents of the City, each representing different geographic areas or programmatic areas of concern.

The Community Development Department serves as the contact for the Consolidated Plan and public comments related to the Plan. Staff can be reached at (281) 403-8600, [chalisa.dixon@missouricitytx.gov](mailto:chalisa.dixon@missouricitytx.gov), or at 1522 Texas Parkway, Missouri City, TX 77584.

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## **PR-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

Consultation with local, regional and state organizations is carried out throughout the year. During the Consolidated Planning process, the City conducts formal consultations through telephone interviews and meetings with state agencies, the regional council of governments, the county, advocacy groups, subrecipients, and other non-profits. As part of the consultation process, the City not only gathers information, but also works to enhance coordination and to encourage eligible agencies that address the priority needs to apply for funding.

The City's CDBG consultant as well as City staff also provide technical assistance throughout the year to agencies serving Missouri City residents, and attend county and regional workshops and meetings regarding issues related to housing, homelessness, special needs populations and community development.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

The City makes every effort to consult with and coordinate with public and private service providers serving Missouri City. Currently, no public housing agency serves Missouri City. The State of Texas' Section 8 Housing Choice Voucher program does not cover Fort Bend County or Missouri City. The Harris County Section 8 Housing Choice Voucher program does cover a small corner of Missouri City, but the area is a single family and industrial with no HCV units and no Harris County applicants requesting housing in Missouri City. Fort Bend County is in the process of becoming a Public Housing Authority with Section 8 HCVs, however there are no funds to provide vouchers to a new PHA.

The City funds the Fort Bend County Family Health Services agency that has a clinic in Missouri City and serves the uninsured and underinsured residents. Mental health services are provided as ancillary to the Fort Bend County Family Health Services and to the funding of Child Advocates that provides counseling to neglected and abused children. The City funds several other public service agencies and housing rehabilitation agencies works with all of the funded agencies as well as others serving the City to facilitate coordination among the service providers. Housing and service providers are encouraged to assist clients in identifying other agencies that can provide additional services.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

There is no Continuum of Care program specifically for Missouri City or Fort Bend County. Several years ago, the Coalition for the Homeless of Houston/Harris County expanded its jurisdiction to cover all of

Fort Bend County, including Missouri City. The City, through its consultant, discussed the needs in Fort Bend County with the Coalition. Currently, Fort Bend Women's Center received CoC funds within the county. Fort Bend County Family Promise received Shelter + Care funding, but cancelled its contract as the program did not address the agency's mission. Family Promise is located in Missouri City, and both do serve Missouri City homeless residents.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The City does not receive ESG funds.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

3	<b>Agency/Group/Organization</b>	Child Advocates of Fort Bend
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	public service & special needs needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	During on-site monitoring, the agency is asked to discuss area-wide needs, resource availability and ways in which agencies can better collaborate with the City and each other.
4	<b>Agency/Group/Organization</b>	COALITION FOR THE HOMELESS OF HOUSTON/HARRIS COUNTY
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was contacted by phone and email as well as meeting and event participation. The anticipated outcome is remain knowledgeable of the state of homelessness in the region; housing choice and affordable housing that exist in Missouri City. The city could improve coordination with the Coalition, which has a better knowledge of the conditions and issues facing homeless citizens in Missouri City.
5	<b>Agency/Group/Organization</b>	LULAC
	<b>Agency/Group/Organization Type</b>	Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy equal opportunity/barriers

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was contacted by phone and email and asked to complete a stakeholder interview. The anticipated outcome was to determine the types of barriers to service provision, housing choice and affordable housing that exist in Missouri City. The city could improve coordination with local members of the LULAC who have a better knowledge of conditions and issues facing Hispanics in Missouri City.
6	<b>Agency/Group/Organization</b>	City of Missouri City
	<b>Agency/Group/Organization Type</b>	Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development non-housing community development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Parks and Recreation and Public Works departments, along with the Assistant City Manager and City Manager, were consulted to determine the level of need for public facilities and infrastructure improvements in Missouri City. The key personnel gave presentations to the CDAC as well as providing information to the Development Services Department that oversees the CDBG program.
7	<b>Agency/Group/Organization</b>	Fort Bend Habitat for Humanity
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Habitat for Humanity was contacted to determine their level of service in Missouri City and the needs that they perceive for new affordable housing and housing rehabilitation. The issues of developing new affordable housing and identifying qualified applicants who can continue to maintain their homes was discussed. Successful programs in other states were also discussed.
8	<b>Agency/Group/Organization</b>	FORT BEND SENIORS MEALS ON WHEELS
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The needs of and services to the elderly were discussed during monitoring and telephone conversations.
9	<b>Agency/Group/Organization</b>	LITERACY COUNCIL OF FORT BEND COUNTY
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy General services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	During monitoring visits and through telephone interviews, Literacy Council was consulted to provide information regarding adult education needs, anti-poverty strategies, and employment opportunities/barriers in Missouri City.
10	<b>Agency/Group/Organization</b>	FORT BEND WOMEN'S CENTER
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	As the only Fort Bend recipient of Continuum of Care funds through the Coalition for the Homeless of Houston/Harris County, the agency was consulted to provide information regarding the state of homelessness and homeless resources in Fort Bend as well as the state of domestic violence in the area.
11	<b>Agency/Group/Organization</b>	Fort Bend Family Health Center
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Non-housing community development

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted to provide information regarding the number of children and adults who have no or inadequate health insurance, the most prevalent health care needs in the community, the level of services provided in the Missouri City clinic and in other clinics that also see Missouri City residents.
12	<b>Agency/Group/Organization</b>	Houston-Galveston Area Council
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Non-housing community development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	H-GAC, the regional COG, was consulted to determine the plans for expanded transit and enhanced transportation in the Missouri City area; the progress in the Hurricane Ike & Harvey recovery efforts in Fort Bend County; the assessment of and plans for air and water quality, storm drainage, and solid waste management in the Missouri City area; H-GAC Lead Outreach Coordinator that has provided for technical assistance on DR applications; and collaborated with H-GAC on the Census data updates, housing construction programs including the New Construction Program.
13	<b>Agency/Group/Organization</b>	FORT BEND COUNTY
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Fort Bend County Community Development Department serves the areas immediately surrounding the west and south of Missouri City. The agency was consulted to regarding their redevelopment efforts in the area as well as any programs that Missouri City residents would be able to access. The anticipated outcomes involved ways in which the 2 organizations can better collaborate, particularly in the areas of revitalization of adjacent and overlapping neighborhoods, evaluation of agencies receiving funding from both, and area-wide planning.
14	<b>Agency/Group/Organization</b>	United Way of Greater Houston
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The United Way of Greater Houston hosts monthly meetings of Fort Bend County recipients of United Way funding. The meetings are open to all interested parties and each month focus on a different issue/need in the county as well as agencies striving the meet the needs. Representatives from the City attempt to attend the meetings and when unable, contact the speakers for information discussed.

#### Identify any Agency Types not consulted and provide rationale for not consulting

Public Housing Authorities that serve Missouri City do not exist and were therefore not consulted. The Texas Department of Housing and Community Affairs covers some counties without a PHA, but not Fort

Bend County. Harris County PHA provides HCVs outside of Houston, Baytown and Pasadena, but the corner of Missouri City in Harris County has no appreciable rental units and Harris County applicants have not sought housing in the Harris County portion of Missouri City. Fort Bend County does not have a PHA.

### **Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Coalition for the Homeless of Houston/Harris County	The City deferred to the most recent CoC application and Coalition for the Homeless plan in the development of the goals for the homeless section of the Consolidated Plan
Comprehensive Plan	City of Missouri City	The City reviewed its Comprehensive Plan to determine ways in which the goals and objectives of the Consolidated Plan could not only overlap but facilitate the accomplishment of the goals and objectives of the Comprehensive Plan.

**Table 3 – Other local / regional / federal planning efforts**

### **Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

The City contacted the Rosenberg Housing Authority and Harris County Housing Authority to ascertain the number of HCV recipients who are living in Missouri City. None currently are or have applied for units within the City. Texas Department of Housing and Community Affairs was contacted to ascertain its provision of HCVs in Missouri City and any existing and pending LIHTC properties. Houston-Galveston Area Council provided technical assistance regarding Hurricane Harvey recovery efforts, transit and transportation plans, complete census count programming, and environmental quality issues and plans that will directly affect Missouri City. The City contacted the Fort Bend Community Development Department to determine the projects currently funded and anticipated, including their HOME and ESG funding, and proposed development of a PHA, as well as revitalization efforts adjacent to Missouri City.

The results of Houston-Galveston Area Council's Think 2040 Survey for regional sustainability were used to assist in the development of the Consolidated Plan and will be used in implementing the plan over the next 5 years, particularly in the area of public facilities and infrastructure.

### **Narrative (optional):**

The City makes every attempt to involve as many local, county, regional and state agencies as possible in its planning process. Additionally, Fort Bend County is actively involved in planning and implementation



efforts through membership on Houston-Galveston Area Council advisory commissions. During the next 4 years, the City anticipates working more closely with H-GAC and having representatives sit on relevant advisory commissions.

Unfortunately, the activities carried out by Fort Bend County HOME program are not available to Missouri City residents and there is no Public Housing Authority covering Fort Bend County or Missouri City. The County is in the process of securing status as a PHA for a Section 8 Housing Choice Voucher program (HCV), however it is doubtful that there will be funding available to support vouchers once the County is authorized.

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## **PR-15 Citizen Participation**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The Citizen Participation process involved meetings with the Community Development Advisory Committee, comprised of 7 residents of CDBG Target Areas; 2 public hearings, the 1st including a pre-application workshop for public service and housing rehabilitation agencies; a PY 2011 on-line survey in conjunction with the updated Analysis of Impediments; a PY 2012 on-line survey specifically for the Consolidated Plan; and a publicized 30-day public comment period. Both surveys were provided on-line with links from the City's home page of its website. Additionally, both were available in paper copy for those with no internet access. The surveys were sent to public service and housing agencies requesting that agency staff and clients receive the link to the on-line survey or a paper copy. Both the link to the on-line survey and paper copies were available at City Hall and the library. A 30-day public comment period was provided for the Consolidated and Annual Action Plan.

Notices for the public hearings, public comment period and survey availability were provided in the City's general circulation newspaper, which is translated into more than a dozen languages.

The goals and priorities for the Consolidated Plan were greatly impacted by the surveys, comments and CDAC input. The initial draft goals were determined based on the moderate and high priorities given to eligible projects by those responding to the surveys. The CDAC then met to evaluate the goals and to interject priorities that they deemed important.

In addition the City's participation in the regional consortium of neighboring agencies provided for a more comprehensive community participation and outreach process for the regional AI, which provided multiple opportunities in various formats for residents and stakeholders to share their experience and opinions about fair housing choice and access to opportunity in the region. Methods of engagement focused on creating opportunities to participate such as an online survey, mail formatted version survey, pop up events, open house public meetings and focus groups.

A total of 5,889 residents of the region responded to the resident survey which was available in English, Spanish and Vietnamese.

At "pop up" engagement events, 269 residents participated in prioritization activities and more discussed their fair housing and access to opportunity experiences with the study team. HUD's AFFH-T maps of the region were available for residents to review and discuss. The "pop up"

events serve to bring the AI community engagement process to residents attending other scheduled community events. Selected events were chosen because members of protected classes were the most likely attendees.

A total of 56 residents attended one of four community open house events at locations in Galveston, Pasadena, Missouri City and Harris County. The open house format included a scrolling presentation of results from the AI data and mapping analysis; interactive exercises related to fair housing, community development needs, priorities, and community perceptions; and open discussions with study team members and staff from the participating partners.

Stakeholder consultation included a kickoff meeting with stakeholders, consultation on the resident survey content and stakeholder focus groups. Over 30 organizations were represented in the stakeholder engagement process.

## Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	<p>Non-English Speaking - Specify other language: Spanish, Vietnamese, Hindi, other</p> <p>Non-targeted/broad community</p>	Two public meetings were held	The needs for affordable housing and examples of programs in other cities were discussed by the representatives from Habitat for Humanity. The need for housing rehabilitation and code enforcement of residential structures was discussed by Fort Bend CORPS staff. No other comments were received.	All comments were accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Non-English Speaking - Specify other language: Spanish, Vietnamese, Hindi, other  Non-targeted/broad community	Public notices for the 2 public hearings and 30-day public comment period as well as links to the public surveys were posted in the general circulation weekly newspaper than has automatic translation in more than a dozen languages. All notices for meetings indicated that special accommodations for the disabled -- physically disabled, hearing impaired or vision impaired -- would be made if requested.	Not Applicable	Not Applicable	
3	Internet Outreach	Non-targeted/broad community	Notices of public meetings and surveys were posted on the City's website in English and Spanish.	Not Applicable	Not Applicable	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	emails to agencies	Non-targeted/broad community	Copies of notices, public surveys and links to website were sent to public service and housing agencies for dissemination to their clients and constituents.	None	None	
5	emails to agencies	Non-English Speaking - Specify other language: Spanish, Vietnamese  Non-targeted/broad community  Residents of Target Areas	PY 2018 surveys were posted through news release, in paper form, posted in the general circulation newspaper, on the City's website as well as at City Hall and the Library and emailed & distributed to HOAs in the Target Areas and public service agencies. XX PY 2018 surveys were completed.	Comments are still being received	All comments were accepted and considered in the development of the goals, objectives and priorities.	

**Table 4 – Citizen Participation Outreach**

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# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

While Missouri City is a relatively young suburban community outside of Houston, with significantly higher incomes and greater rates of homeownership than the overall metropolitan area, it is still facing significant needs that must be addressed to maintain a high quality of life.

**Housing Needs:** Most of the housing in Missouri City is single family, owner occupied and constructed after 1979. Therefore, there are very few structural issues, including lead-based paint hazards. Housing cost burden is the primary housing need, particularly for small and elderly households, due in great part to the relatively low number of 1- to 2-bedroom units. There is no public housing agency to provide affordable housing or rental assistance to Missouri City low-income residents. Housing rehabilitation of homes owned and occupied by low- to moderate-income residents is a high priority need for the City.

**Homeless:** Missouri City and Fort Bend County are part of the Coalition for the Homeless of Houston/Harris County's Continuum of Care program. There are 3 organizations serving the homeless of Missouri City: Fort Bend Family Promise, located in Missouri City and providing shelter to those families who are experiencing short-term/temporary homelessness due to an unforeseen trauma or catastrophe; Fort Bend Women's Center that provides emergency shelter and supportive transitional housing to victims of domestic violence; and Park Youth Ranch that provides emergency shelter to homeless unaccompanied youth. There are no shelters or services in Fort Bend County targeting general-population homeless or homeless veterans. Due to the vast array of services and treatment programs and access to employment, most regional homeless migrate to the core of Houston where they can participate in more comprehensive programs.

**Special Needs Populations:** The primary special needs population in Missouri City is the elderly. Fort Bend Seniors provides services for home-bound seniors, however their on-site programs are not easily accessible to Missouri City seniors. A need for a senior center in Missouri City was given high priority among those completing the surveys. Due to economies of scale, most service and housing providers for special needs populations are located in Houston where the greatest need and highest level of funding is.

**Community Development:** Aging and non-ADA compliant sidewalks are the highest priority need in Missouri City's residential areas. The City is using CDBG and general funds to bring all of the sidewalks up to safe and ADA standards. Streets are beginning to age and need repair and the City has placed a priority on improving streets. Parks in the CDBG Target Areas are in need of enhancements to make them more accessible and attractive to residents. The City is using CDBG and general funds to enhance the parks in the Fondren and Hunter's Glen Target Areas. In order to maintain safety and property



values, the City places a high priority on code enforcement and funds a code enforcement officer for CDBG Target Areas. Street lights are another priority for the City, however, the lights are owned and maintained by Center Point Energy and installation/maintenance is not a CDBG-funded project. Other priorities include flood protection and water/wastewater line improvements.

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## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

Missouri City's housing stock is predominately single family (92.8%). As a result, most of the rental units are single family and above the overall area's fair market rents at \$1,379 (2007-2011 ACS) compared with 860 for the Metropolitan Statistical Area. Despite the difference in median rents, Missouri City has approximately the same rate of renters with a cost burden as the MSA as a whole. The housing values and select monthly owner costs in Missouri City are much closer to the MSA median than the rents and the rate of owners with a cost burden is in line with the MSA's.

The relative newness of the community and its housing results in only 6% built before 1970, and only 31.8% built before lead-based paint became illegal. As a result, only 10 rental units and 50 owner units have been classified below as "substandard" and only 6% of the households have children 6 years old or younger living in housing that may have a lead-based paint hazard.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	67,358	70,540	5%
Households	20,273	23,235	15%
Median Income	\$82,569.00	\$87,955.00	7%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	1,045	1,405	3,010	2,235	15,535
Small Family Households	470	565	1,145	800	9,020
Large Family Households	65	124	520	485	1,795
Household contains at least one person 62-74 years of age	210	499	850	545	3,935
Household contains at least one person age 75 or older	155	190	345	125	710
Households with one or more children 6 years old or younger	210	184	445	480	2,160

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	15	0	10	0	25	20	0	0	0	20
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	4	0	0	4	0	0	0	4	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	50	105	155	0	0	15	0	15
Housing cost burden greater than 50% of income (and none of the above problems)	195	310	130	20	655	475	525	350	145	1,495

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	15	75	220	195	505	30	185	825	395	1,435
Zero/negative Income (and none of the above problems)	55	0	0	0	55	195	0	0	0	195

**Table 7 – Housing Problems Table**

Data 2011-2015 CHAS  
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	205	314	195	125	839	490	525	365	150	1,530
Having none of four housing problems	55	140	540	525	1,260	40	430	1,920	1,430	3,820
Household has negative income, but none of the other housing problems	55	0	0	0	55	195	0	0	0	195

**Table 8 – Housing Problems 2**

Data 2011-2015 CHAS  
Source:

### 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	110	200	105	415	205	280	560	1,045
Large Related	45	74	90	209	20	10	234	264
Elderly	35	60	125	220	205	365	204	774
Other	20	60	95	175	90	55	175	320
Total need by income	210	394	415	1,019	520	710	1,173	2,403

**Table 9 – Cost Burden > 30%**

Data 2011-2015 CHAS  
Source:

### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	110	140	40	290	205	230	180	615
Large Related	45	74	80	199	20	10	4	34
Elderly	20	60	50	130	175	225	60	460
Other	20	45	10	75	90	55	110	255
Total need by income	195	319	180	694	490	520	354	1,364

**Table 10 – Cost Burden > 50%**

Data 2011-2015 CHAS  
Source:

### 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	0	4	40	65	109	0	0	15	4	19

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	0	0	15	40	55	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	0	4	55	105	164	0	0	15	4	19

**Table 11 – Crowding Information – 1/2**

Data Source: 2011-2015 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

**Table 12 – Crowding Information – 2/2**

Data Source: 100% of large families and 66% of small related families used to estimate number with children present.

**Describe the number and type of single person households in need of housing assistance.**

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

**What are the most common housing problems?**

The most common housing problems in Missouri City are (1) aging single family units in need of minor and moderate rehabilitation; and (2) need for additional affordable housing units. Small households account for 44% of the low- to moderate-income households with a cost burden, followed by the elderly, comprising 22% of the low- to moderate-income households with a cost burden.

**Are any populations/household types more affected than others by these problems?**

The elderly and small households are more affected than others by the housing problems.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of**

**either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

The City of Missouri City did not receive HPRP funding nor does it receive Emergency Solutions Grant funds. Fort Bend County did receive HPRP funds and does receive ESG funds, however none of the funds were/are allocated to Missouri City agencies. Fort Bend Women's Center receives homeless funding, including HPRP and ESG, however it is not for housed low-income in risk of becoming homeless.

In Missouri City, there are 409 renter households, 155 of which are extremely low-income, with a housing cost burden of greater than 50%. These households are in particular risk of becoming homeless and residing in shelters or becoming unsheltered. Those with the greatest risk of becoming homeless are the 75 low- to moderate-income households living in housing with other unrelated households.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

The City defines "at risk" population as those with an income of 80% of the median or less and a housing cost burden of more than 50%. The estimates are derived from the HUD-provided 2005-2009 American Community Survey data, which shows that there are 409 renter households and 1,910 owner households that are considered "at risk". Those at extreme risk of be those 75 renter households living with other unrelated families. All of these 75 are extremely low-income.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Due to the relatively young age of the housing stock and the very few households that are living in overcrowded conditions, housing cost burden is the primary characteristic linked with instability and an increased risk of homelessness. There are 75 extremely low-income households/families living with unrelated families and 155 extremely low-income renters with a cost burden greater than 50%. Low income results in high cost burdens, and the households with the lowest income and the highest cost burden are the most at risk of homelessness.

**Discussion**

In general, the housing needs of Missouri City are based on income and cost burden, with 2,793 households having a cost burden of greater than 30%. Small related households, including individuals, and the elderly have the greatest need, comprising over half the cost-burdened households. The relatively small number of 1-bedroom units (1.1% versus 14.9% for the MSA) and 2-bedroom units (4.9%

versus 22% for the MSA) results in individuals and small households having to rent units larger, thus more expensive, than they need.

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## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

#### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	745	50	250
White	235	30	100
Black / African American	290	0	145
Asian	125	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	100	0	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

#### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,105	310	0
White	185	145	0
Black / African American	615	39	0
Asian	105	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	174	105	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

#### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,605	1,415	0
White	425	400	0
Black / African American	725	565	0
Asian	165	105	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	275	330	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

#### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	875	1,365	0
White	245	260	0
Black / African American	515	445	0
Asian	4	205	0
American Indian, Alaska Native	25	45	0
Pacific Islander	0	0	0
Hispanic	65	370	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### **Discussion**

African Americans/Black residents, having 80% to 100% of Area Median Income, are experiencing more than twice as many (1-4) housing problems

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## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

#### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	695	95	250
White	205	60	100
Black / African American	270	15	145
Asian	125	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	100	0	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

#### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	839	570	0
White	105	230	0
Black / African American	515	149	0
Asian	80	35	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	129	155	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

#### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	560	2,460	0
White	220	595	0
Black / African American	250	1,050	0
Asian	75	195	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	14	590	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

#### 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	275	1,955	0
White	105	405	0
Black / African American	145	820	0
Asian	0	210	0
American Indian, Alaska Native	25	45	0
Pacific Islander	0	0	0
Hispanic	0	435	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

**Data** 2011-2015 CHAS  
**Source:**

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## **Discussion**

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## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	17,770	2,955	2,244	250
White	5,800	745	590	100
Black / African American	7,105	1,370	1,100	145
Asian	2,585	330	275	0
American Indian, Alaska Native	45	0	25	0
Pacific Islander	0	0	0	0
Hispanic	2,005	460	238	0

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2011-2015 CHAS

### Discussion:

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

### **Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

As would be expected, the lower the income, the greater the housing cost burden. As a result, those extremely low income have a much higher rate of housing cost burden than other income categories, though moderate-income renters and owners also have a disproportionate share of cost-burdened housing. While Missouri City has very few housing units that are classified as substandard using ACS data and HUD's definition above (10 renter units and 50 owner units), those few units are primarily occupied by the those above low-moderate income (75%). Severe overcrowding in both rental and owner units occurs in the extremely low-income households and the moderate-income households, with moderate overcrowding occurring in all income groups of owner-occupied units.

In reviewing the percent of households by race/ethnicity with a housing cost burden, it appears that the non-Hispanic whites have a disproportionate cost burden. Non-Hispanic white households comprise 33.6% of all households and 44.6% of cost-burdened households. Conversely, African Americans comprise 43.4% of all households and 38.4% of cost-burdened households, while Asians comprise 13.8% of total households and 8.2% of cost-burdened households and Hispanics comprise 9.1% of the total households and 8.8% of the cost-burdened households.

### **If they have needs not identified above, what are those needs?**

The primary need is for housing that is more affordable to the extremely low-income at the lowest end of the income and housing market, and to the moderate-income rising out of poverty and living in higher-end housing.

### **Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

The non-Hispanic whites have the most disproportion in housing cost burden and are not concentrated in any specific areas or neighborhoods.



## NA-35 Public Housing – 91.205(b)

### Introduction

There is no Public Housing Authority with jurisdiction in Missouri City. The Texas Department of Housing and Community Affairs provides Section 8 Housing Choice Vouchers in 22 counties that are not served by local PHAs, but Fort Bend County is not one of the counties TDHCA serves. While a corner of Missouri City is in Harris County and Harris County does have Section 8 HCVs, the Harris County area of Missouri City is predominately homeownership and no Harris County PHA applicants have requested housing in Missouri City.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	833	0	833	0	0	0

Table 22 - Public Housing by Program Type

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	12,502	0	12,502	0	0
Average length of stay	0	0	0	5	0	5	0	0
Average Household size	0	0	0	2	0	2	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	143	0	143	0	0
# of Disabled Families	0	0	0	228	0	228	0	0
# of Families requesting accessibility features	0	0	0	833	0	833	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

## Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	255	0	255	0	0	0
Black/African American	0	0	0	574	0	574	0	0	0
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	1	0	1	0	0	0
Pacific Islander	0	0	0	3	0	3	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	108	0	108	0	0	0
Not Hispanic	0	0	0	725	0	725	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

**Data Source:** PIC (PIH Information Center)

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**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

There is no PHA serving Missouri City, thus no tenants or applicants on the waiting list.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

Not applicable

**How do these needs compare to the housing needs of the population at large**

Not applicable

**Discussion**

No PHA serves Missouri City at this time. Fort Bend County is contemplating becoming a PHA and providing Section 8 HCVs throughout the County, including Missouri City. At this time there is no funding for new PHAs to receive vouchers.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

Missouri City, as part of Fort Bend and Harris Counties, falls under the umbrella of the Coalition for the Homeless of Houston/Harris County, which now includes Fort Bend County agencies. The data collected by the Coalition for the Homeless is for the two counties, with the vast majority of the counts of homeless, beds and services for Houston and the surrounding Harris County areas. According to the latest Point in Time Count data (2012), there were 78 unsheltered homeless and 205 sheltered homeless counted in Fort Bend County. No delineation was made as to the municipal jurisdictions, though the identified "hot spot" in Fort Bend County was in the Richmond/Rosenberg area to the far southwest of Missouri City.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	45	5	107	107	95	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	15	10	80	62	45	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	5	5	3	2	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data provided by Coalition for the Homeless of Houston/Harris County (including Fort Bend County), Fort Bend Family Promise, Fort Bend Women's Center and Park Youth Ranch.

**Data Source Comments:**

Indicate if the homeless population is:      Has No Rural Homeless

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

The 2019 Homeless Count results proved that The Way Home's programs works. Permanent housing combined with supportive services is the key to solving homelessness, and our community's progress in this area has been tremendous compared to other major cities. However; The Way Home has plateaued in its progress for the past four years which confirms that the demand for permanent housing is greater than our region's availability. Also, providing housing for those experiencing homelessness is not only the compassionate thing to do, it is the fiscally responsible thing to do (see our graph, below right, for the cost savings of permanent housing). The Coalition for the Homeless, as lead agency to The Way Home is committed to identifying new and sustainable resources so we can re-energize the local homeless response system and create a community where homelessness is rare, brief, and non-repeating.

**Key Findings:**

- 54% decrease in overall homelessness since 2011.
- 58,000 people touched HMIS in 2018.
- 41% of individuals experiencing homelessness were living unsheltered.
- 17,000 people have been placed in permanent supportive housing since 2011.

- 23% of individuals experiencing homelessness were young adults ages 18-24.

There were no families with minor children nor unaccompanied youth living unsheltered on the night of the Count.

Source: Catherine Troisi, Ph.D., UTHealth School of Public Health and the Coalition for the Homeless of Houston/Harris County

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## Nature and Extent of Homelessness: (Percentage)

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	35	50
Black or African American	60	47
Asian	0	1
American Indian or Alaska Native	0	2
Pacific Islander	0	2
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	14	9
Not Hispanic	0	0

**Alternate Data Source Name:**

A Point-In-Time (PIT) Homeless Count & Survey

**Data Source**

**Comments:** 2019 Homeless Coalition of Houston/Harris County; 2019 Count Report

## Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

According to the Homelessness Coalition's report, as the observed decrease in the number of persons experiencing homelessness on a single night, there was an increase in the number of persons placed in permanent housing. Permanent housing (PH) consists of Rapid Re-housing (RRH) and Permanent Supportive Housing (PSH) programs. From January 1, 2012 to March 25, 2019, 14,076 persons were placed in permanent housing in the CoC. During this time period, another 3,125 Veteran heads of households were housed through the Housing and Urban Development – Veterans Affairs Supportive Housing (HUD-VASH) program. Of these, 904 Veterans were housed during the past two years. The total number of persons housed during the past seven years is therefore at least 17,201 (we do not have number of Veteran household members housed and so can't include that number) with 3,267 of these placements occurring during the past year.

## Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

During the course of a year, approximately 55% of those entering the local shelters are African American, 20% are Hispanic and 25% are non-Hispanic white. Due to the nature of the Women's Center, approximately 65% of the 43 entering the shelter are women without children present and the remaining are female-headed families. Approximately 75% entering the shelter for domestic violence victims are African American and 25% are Hispanic. All of these are victims of domestic violence. Due to the nature of Family Promise, all of the 62 from Missouri City are in families, and those who are victims

of domestic violence are referred to the Women's Center. Of those in Family Promise, approximately 48% are African American, 17% are Hispanic and 35% are non-Hispanic white.

### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

The sheltered homeless in Missouri City are those accessing Fort Bend Women's Center, a domestic violence shelter, Park Youth Ranch for homeless youth, or Family Promise, a shelter for families who are experiencing short-term, non-chronic homelessness due to loss of income or some other catastrophic situation. Those entering Family Promise are not chronically homeless, do not have mental health or substance abuse issues and are able to rebound and exit homelessness within 3 months. Those entering the Women's Center may have mental health or substance abuse issues and may have been homeless in the recent past, however the vast majority are experiencing homelessness for the first time as a result of leaving a domestic violence situation. The Women's Center residents may be families or single women. Park Youth Ranch serves homeless youth in CPS custody or exiting juvenile justice facilities. All will be individuals and many will require additional concentrated services to prevent them from becoming chronically homeless.

There is no information regarding the unsheltered homeless in Missouri City. The Coalition for the Homeless of Houston/Harris County, which now includes Fort Bend County, does not delineate among incorporated and unincorporated areas in their Fort Bend County Point in Time count. The concentration of sheltered and unsheltered homeless is in the Richmond/Rosenberg area, not Missouri City.

There are no rural homeless in Missouri City.

### **Discussion:**

Without accurate data of homelessness in Missouri City from the Continuum of Care of the Coalition's Point in Time survey, the City relied on those served by the two agencies providing shelter to Missouri City residents -- Fort Bend Women's Center, Park Youth Ranch and Fort Bend Family Promise. Both serve Missouri City families and the Women's Center also serves single women. Neither agency serves the chronically homeless or those with serious mental illness or chronic substance use disorders. The Women's Center does receive women with mild mental health issues, primarily PTSD or depression, and those with mild substance use issues. The counts of unsheltered are estimates extrapolated from the Point in Time count for all of Fort Bend County.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b, d)**

### **Introduction:**

The special needs populations in Missouri City constitute approximately 15-20% of the city's population, accounting for those with multiple conditions being counted more than once. The elderly and disabled constitute the greatest number and are most in need of affordable and accessible housing as well as accessible supportive services from in-home care to health care to recreational activities. Transportation is the greatest supportive service need for most elderly and disabled who are unable to drive and have family or friends able to take them shopping and to essential appointments. Fort Bend County's New Freedom Transportation does provide limited demand response transportation services with origination and destination within the County. Missouri City is part of the METRO transit system and METRO Lift is available on a limited basis. However, more extensive door-to-door demand response transportation services are critical to meeting the needs of the special needs population.

### **Describe the characteristics of special needs populations in your community:**

The following is an estimate of the special needs populations in Missouri City: (Note that the table below does not appear in downloaded Word versions)

For downloaded Word versions: Elderly = 6,063; Frail Elderly = 1,736; Severe Mental Illness = 850; Developmentally Disabled = 936; Physically Disabled = 1,294; Substance Abuse = 2,550; HIV/AIDS = 82; Public Housing = 0 for a total of 13,511 (including double counting for those with multiple needs).

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

Of the elderly in Missouri City, 1,280 of the households are low- to moderate-income, with 149 of the renter households and 620 of the owner households having a cost burden of 30% or greater. These 1,280 households are in need of affordable housing, with the 769 households with a housing cost burden in greater need. For those seniors above the area median income, there are several 55+ apartment complexes in the immediate Missouri City area. Most have at least some accessible units and many are below current fair market rents. of the properties, 2 adjacent to Missouri City are affordable to the low- and moderate-income.

There are no current estimates of the number of percent of disabled in Missouri City with a housing cost burden. The 2005-2007 ACS estimates for Fort Bend County indicate that 38.2% of disabled owners and 68.7% of disabled renters have a housing cost burden. Of the low- to moderate-income disabled, 68.6% of owners and 85.5% of renters have a housing cost burden. These percentages for households

translate to approximately 3,560 disabled adults with a housing cost burden. The number of total housing units with other housing problems is negligible in Missouri City, but the need for accessible units for both the disabled and the frail elderly constitutes an additional housing problem beyond affordability. Based on research conducted for the 2011 Analysis of Impediments, there are approximately 50 multi-family rental units specifically adapted for and accessible to the disabled. The first floor apartments at 3 apartment complexes meet the standards for accessible mobility into and within the units, but not all have ADA-compliant safety features. The mentally ill often have difficulty securing rental housing due to a history of erratic behavior and criminal history. The disabled and mentally ill often do not have employment or rental histories required by landlords. There is no information regarding the housing needs of persons with substance abuse issues or HIV/AIDS in Missouri City.

Assisted living for elderly and disabled are available near Missouri City, and range from \$1850 to \$5,000 per month.

The supportive service needs of the special needs population include at the minimum advocacy and, for most, transportation. In addition, the frail elderly and many of the disabled are in need of a variety of in-home supportive services from Meals on Wheels home-delivered hot meals, to housekeeping and in-home nursing or therapeutic care. For non-frail elderly, a community center with programs specifically for the elderly, including congregate meals, is a need. The disabled, those with mental health issues, and those with HIV/AIDS need specialized medical care. Currently,

The City's Recreation & Tennis Center provides daily senior aerobics/strength training to residents, as well other programs such as breakfasts, lunches, and field trips on a periodic basis. The City funds the Fort Bend Seniors Meals on Wheels in Missouri City, providing meals to 14 elderly, and the center provides services to additional Missouri City residents. East Fort Bend Human Needs Ministry provides food and financial assistance to residents, including special needs residents. United Way of Greater Houston has a service center adjacent to Missouri City in Stafford that provides services to area residents, including special needs populations.

### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

Since 2004, Fort Bend County has had an annual average rate of HIV diagnoses of 9.725 per 100,000 population and a rate of AIDS diagnoses of 6.725 per 100,000. This translates into approximately 9 cases of HIV or AIDS diagnosed in Missouri City residents each year. The 2011 information on the Houston EMA, including Missouri City, indicates that 74% of all HIV/AIDS cases are in males, with 49% in African Americans, 27% in non-Hispanic whites, 23% in Hispanics and 2% in other races. No agencies in the Missouri City are currently funded through Ryan White or other HIV/AIDS funding, however, Saint Hope Foundation does receive funding at their Stafford location and does receive Ryan White funding.

### **Discussion:**

Those special needs populations in the region who are in greatest need of specialized housing and services are primarily reside in Houston where the majority of the services and supportive housing programs are located and where transportation options are the greatest. Areas around Missouri City do provide limited services and housing options, particularly for the elderly population. However, economies of scale prevent many services for specific populations, such as HIV/AIDS from locating out of the Houston core, where concentrated numbers reside. As Fort Bend County, including Missouri City, continues to grow in population, the cost effectiveness of providing local services increases substantially and it is anticipated that more agencies or branches of regional agencies will locate in or in close proximity to Missouri City.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

Missouri City is a rather young municipality and its current facilities are not in need of significant improvements. The City's public parks in CDBG Target Areas are in need of enhancements to a more comprehensive set of amenities. Residents indicated that a senior center is needed to serve the growing senior population. The City recently completed the new community center located at the Quail Valley Golf Course, as well as extensive upgrades to the Recreation and Tennis Center. Both serve the entire city.

### **How were these needs determined?**

These needs were determined by a combination of interviews with City departments, a review of the Parks Master Plan, results of the resident surveys and interviews with stakeholders.

### **Describe the jurisdiction's need for Public Improvements:**

The City's sidewalks are in need of repair and upgrades to ADA compliance with proper curb cuts. A storm water detention pond to accommodate storm water runoff in the Cangelosi Watershed is needed to prevent flooding in most of the CDBG Target Areas. The City is currently in the engineering and design process for this project. Streets are aging and beginning to need improvements and many of the neighborhoods are in need of better street lighting. Water and Wastewater improvements do not have a high priority at this time, however as the city ages over the next 5 years, it is feasible that areas might experience need for repairs and improvements.

The City has a high priority for code enforcement, particularly in older areas of the city.

### **How were these needs determined?**

These needs were determined by a combination of interviews with City departments, results of the resident surveys and interviews with stakeholders.

### **Describe the jurisdiction's need for Public Services:**

Missouri City relies on county-wide agencies for most of the public services to residents. The one of the greatest public service needs is educational and job training programs. Literacy Council provides adult literacy, ESL, GED and job training activities with remote sites in Missouri City. However, the demand is greater than funding permits and the need is greater than those seeking services. Additionally, a large

percentage of the youth and young adults in Missouri City are unable to afford post-secondary education. The City, through CDBG, provides scholarships for individuals, however the need far exceeds the total CDBG budget.

Additional services for seniors are also needs in Missouri City. Meals on Wheels has a waiting list for Missouri City residents and more day activities and congregate meals are needed.

Child Advocates provides services to neglected and abused children, with part of the costs funded through CDBG. However, the need continues to grow and is a high priority for the City. Likewise, the City places a high priority on services and shelter to victims of domestic violence.

Subsistence payments and free/low cost health care are high priorities to help ensure a healthy community. Many residents require food through the area food pantries and subsistence payments -- rent, utilities, security deposits -- through organizations such as East Fort Bend Human Needs. Additionally, the need for subsidized prescription assistance and health care, particularly pediatric care, continues to grow in Missouri City.

Most of the social service agencies are located outside of Missouri City, making access more difficult. Increased public transportation, both fixed route through Missouri City and to areas of Fort Bend County and demand response for elderly and disabled to essential services is a priority for low- to moderate-income residents. Additionally, though the Fort Bend Family Health Center (now AccessHealth) and Literacy Council have sites in Missouri City, there is a need for more social service agencies to open sites in or adjacent to Missouri City.

### **How were these needs determined?**

These needs were determined by a combination of interviews with public service providers; local, state, national statistics; results of the resident surveys; and interviews with stakeholders.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The housing market in Missouri City is rather robust with very low vacancy rates and relatively quick sales. While vacancies in general are considerably lower than the MSA as a whole (4.2% versus 11.8%), as with the MSA, rental vacancies are significantly higher than homeowner vacancies. For Missouri City, a part of the reason is the relatively small percent of multi-family units (7.2%) resulting in renters needing to access single-family, individually-owned rentals. This slows the rental process, leaving rentals on the market longer than would be expected for apartment complexes.

Due to the high percent of single family housing as well as the size of the units, with only 6.1% having 2 bedrooms or fewer, the rents in Missouri City are higher than in the MSA. However, incomes are also considerably higher in Missouri City than the remainder of the MSA. Despite the higher incomes, the percent of renters with a housing cost burden tracks closely with the MSA as a whole.

The vast majority of the housing in Missouri City was built after 1979, resulting in very few units with structural issues, either lacking kitchen facilities or plumbing or having lead-based paint hazards. The main structural issues include cracked foundations and deteriorated/leaking roofs. Deferred maintenance/repair of these two major issues leads to additional damage, however the number of substandard units in Missouri City is very small.



## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

The housing in Missouri City is overwhelmingly single-family and units with 3 or more bedrooms. Additionally, Missouri City is a relatively young community and the housing stock is sound with only 60 total units being classified as "substandard" by HUD (lacking complete plumbing or kitchen facilities). While there is a need for affordable housing, an affordability mismatch with higher-income households residing in housing affordable to lower-incomes, causes much of the disparity and need.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	21,885	91%
1-unit, attached structure	1,090	5%
2-4 units	80	0%
5-19 units	545	2%
20 or more units	520	2%
Mobile Home, boat, RV, van, etc	14	0%
<b>Total</b>	<b>24,134</b>	<b>100%</b>

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	44	0%	90	2%
1 bedroom	0	0%	460	12%
2 bedrooms	960	5%	330	8%
3 or more bedrooms	18,270	95%	3,070	78%
<b>Total</b>	<b>19,274</b>	<b>100%</b>	<b>3,950</b>	<b>100%</b>

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

Currently, there is a housing tax credit property in Missouri City and one that was approved for construction by TDHCA in 2012. Both are elderly complexes and The current project has 108 total units with all being LIHTC units, while the proposed project will have 120 total units and 108 will be LIHTC. Adjacent to Missouri City is a LIHTC project for the general population with 256 units, 250 of

which are LIHTC units. These LIHTC units target eligible households with incomes of 60% or less of the area median income.

Fort Bend County is not one of the 22 counties served by TDHCA's Section 8 HCV program and Fort Bend County is not a Public Housing Authority at this time.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

No units are expected to be lost from the affordable housing inventory.

**Does the availability of housing units meet the needs of the population?**

Based on the 2005-2009 ACS data provided by HUD in the Housing section of this Consolidated Plan, there are 749 renters with a housing cost burden that are in need of affordable housing options. Additionally, there are 170 living in overcrowded conditions, either due to multiple households under one roof or too few bedrooms/rooms for the household size. However, the vast majority of the housing in Missouri City has 3 or more bedrooms (96% of owner-occupied and 79% of renter-occupied), indicating that there is sufficient housing for large families. It should also be noted that due to the high percent of multi-generational Asian households in Missouri City, the overcrowding is a result of their culture, not a result of insufficient income to afford a larger unit.

There appears to be an affordability mismatch, with many of the households in Missouri City being conservative with their housing choices. Of owners with a mortgage, 34.4% have monthly housing costs of less than 20% of their income and 36.2% of the renters have housing costs of less than 20% of their income. This indicates that while there is a significantly high percent of renters with a housing cost burden, there is also a significantly high percent of households renting units affordable to lower-incomes.

As a result of calculating the number of renters with a housing cost burden or in overcrowded conditions minus the number of renters paying less than 15% of their income in rent, there is a gap of approximately 562 affordable housing units.

**Describe the need for specific types of housing:**

The greatest need for affordable housing, both rental and owned, in Missouri City is for small related and elderly households. More than half of the cost-burdened renters are small-related or elderly households. Likewise, 2/3 of owners with a cost burden are small-related or elderly households. In part, this is due to the shortage of 1- and 2-bedroom units.

## Discussion

Though housing costs, on average, are somewhat higher in Missouri City than for the MSA as a whole, the median income is considerably higher than the MSA. Additionally, Missouri City, being a "bedroom community" is predominately single family, with well over 90% of the units having 3 or more bedrooms. While the unit sizes provide an adequate number of units for large families, it also increases the cost of housing. Small-related and single-person households, particularly the elderly, are living in housing units that are larger than necessary due to the lack of 1- and 2-bedroom units. This causes a housing cost burden. The need, therefore, is for smaller affordable units, particularly for the elderly. The development of 1- and 2-bedroom units in senior independent living or single family communities would address much of the housing need in Missouri City.

The overcrowding in Missouri City is minor and can be attributed in great part to the multi-generational households of Asians and some Hispanics rather than an inability of households to afford adequate-sized units.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

While the cost of housing has risen significantly between 2000 and the average of 2005-2009, the values declined substantially in 2008 and 2009 and are only beginning to rebound. Rents, however, have continued to increase. The percent of owner-occupied units valued at less than \$100,000 is considerably less than for the entire MSA (14.3% versus 28.8%), making ownership in Missouri City less affordable than in Houston, Harris County or unincorporated Fort Bend County. Much of the difference is due to (1) the age of the housing stock, (2) the size of the units, and (3) the lack of housing that was originally company housing for laborers located adjacent to factories.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	158,500	159,500	1%
Median Contract Rent	1,022	1,137	11%

Table 29 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	369	9.3%
\$500-999	1,285	32.5%
\$1,000-1,499	1,519	38.5%
\$1,500-1,999	665	16.8%
\$2,000 or more	105	2.7%
<b>Total</b>	<b>3,943</b>	<b>99.8%</b>

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	55	No Data
50% HAMFI	295	775
80% HAMFI	1,115	3,390
100% HAMFI	No Data	5,234
<b>Total</b>	<b>1,465</b>	<b>9,399</b>

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent					
High HOME Rent					
Low HOME Rent					

**Table 32 – Monthly Rent**

**Data Source:** HUD FMR and HOME Rents

## Is there sufficient housing for households at all income levels?

There is a lack of affordable housing for low- to moderate-income small-related and elderly households due to the shortage of 1- and 2-bedroom units. Additionally, there is an affordability mismatch as a high percent of renters and owners are spending less than 15% on housing, thus occupying housing that would be available to lower-income households.

## How is affordability of housing likely to change considering changes to home values and/or rents?

The housing values/rents have increased significantly more than the median income in Missouri City. Most of the disparity is due to the development and annexation of new high-end subdivisions increasing the median and average rents and values. Conversely, much of the older housing stock -- housing built between 1970 and 1990 -- has not significantly increased in value and has decreased significantly since 2008. As a result, the changes in median home values and rents will not adversely change the affordability of housing in Missouri City.

## How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

HOME rents and FMRs are lower than the median rent for Missouri City due to the large average housing unit size in the city. Comparing the average rents of advertised units in Missouri City with the FMRs, they are comparable and are lower for 1- and 2-bedroom units. The limited number of multi-family units in Missouri City impacts the affordability of rental units. However, there are sufficient affordable multi-family units immediately adjacent to Missouri City in Stafford, far southwest Houston and the unincorporated areas of Fort Bend County. The City will continue to evaluate applications for private multi-family and LIHTC properties and will approve those that fit within the zoning and development codes of the City.

## Discussion

Housing costs in Missouri City are within the range of the MSA's fair market rents and are generally affordable for most Missouri City residents. The gap in affordability comes in the lack of sufficient numbers of small units -- 1- to 2-bedroom single family and multi-family units -- and the high percent of single family homes. The result is that small-related families, individuals and the elderly rent or purchase 3- or 4-bedroom homes, primarily single family, making them less affordable than 1- or 2-bedroom apartments. However, there are sufficient affordable multi-family units adjacent to Missouri City and the City is committed to approve the development of subsidized units that meet zoning and development codes.

Though Missouri City is not a HOME PJ, a non-profit redevelopment corporation located in Houston has recently purchased 4 foreclosed single family homes and will rehabilitate them and sell them at affordable rates. If there plan is successful, they anticipate purchasing more units for affordable sale.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

The vast majority of the housing in Missouri City was constructed after 1979, with nearly 1/4 being constructed since 2000. As a result the condition of the housing ranges from poor (very few units) to excellent, with very few substandard and even fewer dilapidated, not suitable for rehabilitation. Most of those in need of rehabilitation are in need of relatively minor repairs of less than \$12,000.

While lead-based paint hazards are always a concern, approximately 15% of the households live in housing built before 1980 and have children under 6 years of age. All housing that is rehabilitated using HUD funds are tested for lead-based paint and remediated as required.

### Definitions

A building that is deemed dilapidated or substandard is defined as a structure that has become deteriorated or damaged through exposure to the elements the extent that it no longer provides protection from the elements, or is in danger of collapse, or is not connected to an approved wastewater disposal system, or is hazardous to public health/safety/welfare. Substandard units suitable for rehabilitation are those for which the necessary rehabilitation would be less than 50% of the value of the property.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,940	20%	1,485	38%
With two selected Conditions	75	0%	64	2%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	15,270	79%	2,395	61%
<b>Total</b>	<b>19,285</b>	<b>99%</b>	<b>3,944</b>	<b>101%</b>

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	4,935	26%	960	24%
1980-1999	8,380	43%	1,375	35%
1950-1979	5,805	30%	1,604	41%
Before 1950	165	1%	4	0%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
<b>Total</b>	<b>19,285</b>	<b>100%</b>	<b>3,943</b>	<b>100%</b>

**Table 34 – Year Unit Built**

Data Source: 2011-2015 CHAS

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	5,970	31%	1,608	41%
Housing Units build before 1980 with children present	2,969	15%	2,365	60%

**Table 35 – Risk of Lead-Based Paint**

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	910	5	915
Abandoned Vacant Units	387	5	392
REO Properties	128	0	128
Abandoned REO Properties	31	0	31

**Table 36 - Vacant Units**

Data Source Comments: ACS data used for total vacants, estimates based on Code Enforcement used for substandard units, real estate data used for REO properties

### Need for Owner and Rental Rehabilitation

There is very little need for rental rehabilitation in Missouri City, particularly in the multi-family units. There is a need for minor to moderate owner-occupied rehabilitation. Based on applications by low- to moderate-income residents, it is estimated that less than 3% of the low- to moderate-income owners are in need of housing rehabilitation.

### Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Based on the number of units (above table) built before 1980 and the percent low- to moderate-income households based on the 2011-2015 ACS (Total Units) 2011-2015 CHAS, it is estimated that 5970 total units built before 1980 are occupied by low-mod income households. Of these, approximately 2969 are occupied by families with children under 6 years of age. Though not every home built prior to 1980 contain lead-based paint, it can be estimated that there are approximately 1,068 units with lead-based



paint that are occupied by low- to moderate-income households, and 210 of those would have children under the age of six.

## **Discussion**

There are very few housing units in Missouri City that are substandard. Nearly 70% of the housing stock was built after 1979, with nearly 25% being constructed after 1999. As a result of the relatively newness of the housing stock, there are very few units that are substandard. Most units in need of rehabilitation are in need of foundation repairs, new roofs or very minor repairs. The soil content in Southeast Texas leads to cracking of slab foundations and shifting of pier-and-beam foundations. Most of the homes in Missouri City are built on slab foundations and many have had cracking and separating. Program staff has had the challenge of dealing with homes that exceed the allowable maximum rehabilitation costs due to foundation related repairs. More funding resource needs are realized on a regular basis; therefore staff is recommending that the CDAC consider programs such as Section 108 and HOME within this Consolidated Plan Year period.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

### Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project -based	Tenant -based	Vouchers		
							Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				1,540			0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

### Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There are no public housing units and no PHA in or serving Missouri City.

## Public Housing Condition

Public Housing Development	Average Inspection Score
None	0

Table 38 - Public Housing Condition

### Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Not Applicable

### Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Not Applicable, there is no PHA.

### Discussion:

There is no Public Housing Authority serving Missouri City, therefore there are no public housing units or housing choice vouchers available to Missouri City residents.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

There is only one homeless facility within the city limits of Missouri City, but 2 other facilities in Fort Bend County do serve Missouri City. Fort Bend Family Promise is located within Missouri City, though it serves all of Fort Bend County. Fort Bend Women's Center is located in the unincorporated area of the county but serves Missouri City as well as the other incorporated and unincorporated areas. Park Youth Ranch is located in Fort Bend County and provides shelter and supportive services to unaccompanied youth. Fort Bend Family Promise has its day center and administrative offices in Missouri City, however, as with all Family Promise agencies throughout the country, FBFP houses its clients in churches on a rotating basis. Fort Bend Women's Center provides emergency shelter, transitional housing and tenant-based rental assisted units for those exiting the shelter but continuing to need supportive and subsidized housing. Park Youth Ranch provides services to at-risk youth and supportive shelter to homeless youth. Those aging out of foster care can receive services through Park Youth Ranch.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	60	0	15	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	22	0	0	0	0
Unaccompanied Youth	25	0	5	0	0

**Table 39 - Facilities and Housing Targeted to Homeless Households**

**Data Source Comments:** The data reflects shelter and transitional housing beds for Women's Center and shelter beds in churches for Family Promise and shelter beds at Park Youth Ranch for the entire Fort Bend County.

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

The primary mainstream service located in Missouri City is the Fort Bend Family Health Center (now AccessHealth) with a site within the city limits. Other services such as job training, mental health services, legal services, crisis intervention, and subsistence assistance are located outside of Missouri City in Fort Bend County but do serve Missouri City residents. Women's Center, Park Youth Ranch and Family Promise access the mainstream services to provide comprehensive assistance to their residents.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Currently, there are no facilities or services that specifically address the needs of the chronically homeless or veterans. Park Youth Ranch provides 90-day shelter to unaccompanied youth. Fort Bend Women's Center is a domestic violence shelter and transitional housing program providing housing and supportive services to single women and families, while referring male victims to other facilities, providing hotel vouchers or housing them temporarily. Fort Bend Family Promise limits its clientele to families who are experiencing short-term episodes of homelessness due to job loss, illness or other catastrophic occurrences. Individuals and chronically homeless are referred to other facilities. Fort Bend Women's Center and Family Promise do serve veterans and their families, but it is not a target population.

## MA-35 Special Needs Facilities and Services – 91.210(d)

### Introduction

During the needs assessment phase of the plan, residents were polled in the special needs survey to determine their priority of needs. As seen in the chart below, overwhelm 61% or more rated high on sidewalks and street infrastructural improvements. Other areas of importance from a needs perspective include: 55.8% for more jobs and economic development; 48% for youth programs; 48% for housing rehab assistance; 38% for parks and recreation; and 50% for programs for the elderly, just to name a few. There are a number of facilities and services within Fort Bend County to provide assistance to the special needs populations of Missouri City. While most are located outside of Missouri City, several are in close proximity and transportation is available through New Freedom, American Red Cross and Fort Bend Seniors to access more remote services.

The City's CDBG programs along with other grant programs and City's Capital Improvement Programs will be dove-tailed to provide improvements in those areas of need. The CDAC is shown great commitment in recommending new and creative programs to place address these important community needs.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

The following are the services available to Missouri City residents:

**Elderly:** Recreational and physical fitness at the City's recreational facility; wellness services and nutritional education through Methodist Hospital Wellness Center; Fort Bend County Behavioral Health Services for mental health services; demand response transportation through American Red Cross, Fort Bend Seniors and METRO Lift; Veterans of Foreign Wars club; congregate meals at the Senior Center in Fort Bend County; Health screenings through Fort Bend Seniors; food pantry and subsistence assistance through East Fort Bend Human Needs; emergency shelf stable food through Fort Bend Seniors.

**Frail Elderly:** Meals on Wheels hot home-delivered meals;

**Mentally Ill:** Fort Bend County's Mental Health Public Defenders Office to provide legal assistance and case management to those involved in the judicial system; Texana Center in Sugar Land to provide outpatient behavioral healthcare;

**Disabled:** Fort Bend office of Texas Department of Aging and Disability Services to provide personal attendant services, day activities, in-home and family support, and residential care; New Freedom and Red Cross to provide demand response transportation; Disabled American Veterans to provide

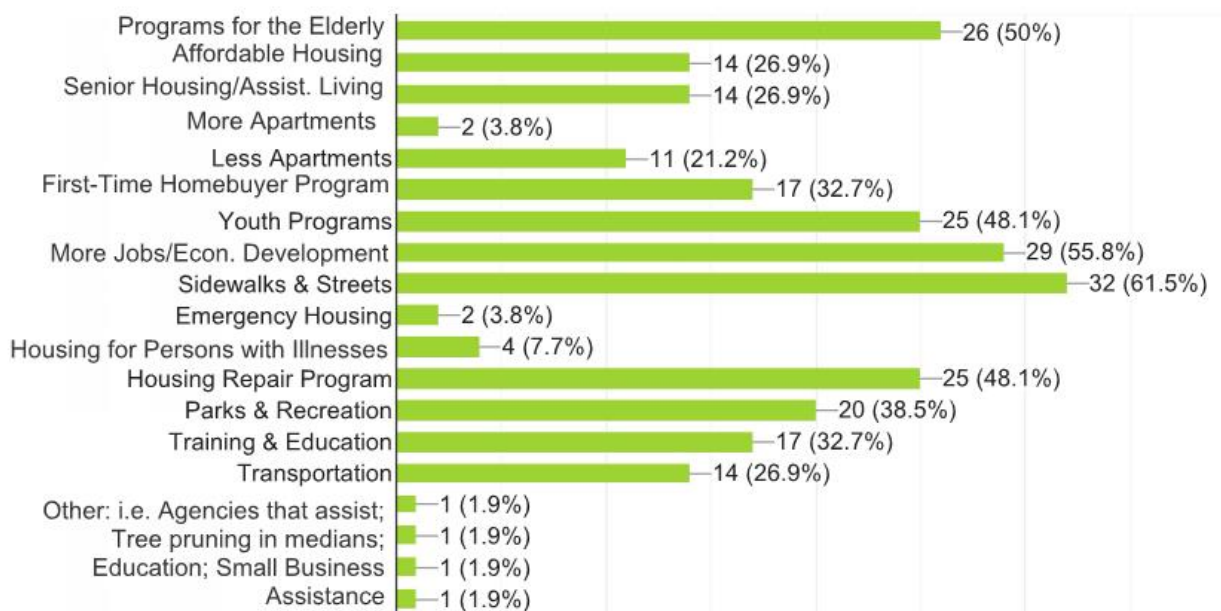
community and events; The Arc to provide advocacy, information and referral, residential services in group homes, learning centers, adult social activities and transportation; Fort Bend Lawyer's care to provide legal services and assistance in fair housing issues;

**Substance Use Disorders/Addictions:** Fort Bend Regional Council on Substance Abuse to provide treatment, counseling, referrals;

**All special needs:** Fort Bend Service Center of United Way of Greater Houston provides services and referrals for all special needs categories.

Please check the five (5) items that are most important to you.

52 responses



#### Table of Priority of Needs Assessment

#### Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

There are no direct programs for the provision of supportive housing in Missouri City. The Arc does provide residential services in group homes in Fort Bend County for those with mental disabilities. Other special needs populations are referred to supportive housing programs in surrounding areas, including Houston.

#### Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with

**respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

The City of Missouri City will continue to assist special needs populations through CDBG funding to:

- Fort Bend Seniors' Meals on Wheels program to provide hot home-delivered meals to the home-bound elderly;
- Child Advocates of Fort Bend to provide counseling services to children who are victims of abuse and/or neglect;
- Fort Bend Family Health Center (now AccessHealth) to provide medical care and referrals to children who are ill, disabled or mentally ill.
- Edison Arts Foundation, Inc. to provide for Summer Theatre Arts Repertory to 20 youth residents of Missouri City from a holistic standpoint.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

Missouri City is not part of a consortia, but as an Entitlement Jurisdiction it will provide funding to:

- Fort Bend Seniors' Meals on Wheels program to provide hot home-delivered meals to the home-bound elderly;
- Child Advocates of Fort Bend to provide counseling services to children who are victims of abuse and/or neglect;
- Fort Bend Family Health Center (now AccessHealth) to provide medical care and referrals to children who are ill, disabled or mentally ill.
- Edison Arts Foundation, Inc. to provide for Summer Theatre Arts Repertory to 20 youth residents of Missouri City from a holistic standpoint.



## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Currently, the City has adopted a Fair Housing Ordinance by reference to the Civil Rights Act of 1968, continues to promote the Act during decision making opportunities.

At this time there are no tax incentives provided to developers of affordable housing directly by Missouri City. However, the City approves LIHTC applications to TDHCA that are in accordance with City codes and appear to be financially feasible and sound.

While there are areas zoned for multi-family, townhomes and duplexes, the majority of the residential areas of Missouri City are zoned single family and the homes constructed are generally more than 1,500 square feet, making them less affordable to small-related families, individuals and the elderly.

Due to Missouri City's status as a CDBG Entitlement Jurisdiction, national public policy (HUD regulations) prohibits Fort Bend County and Harris County HOME funds from being used in Missouri City, though Missouri City is not a HOME Participating Jurisdiction. This prevents county CHDOs from constructing affordable housing in Missouri City. The administrative team works constantly towards establishing project activities that will assist those desiring to move towards homeownership such as first-time-home buyer incentives. The team also provides fair housing training at least once a year to the Planning & Zoning Commission and the general public.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

Missouri City has a strong economic base and a relatively low unemployment rate. According to the 2009-2011 American Community Survey, Missouri City's unemployment rate was 6.6% compared with 8.4% for the MSA and 8.5% for the State of Texas. Employment in management, business, science and arts is more than 10 percentage points (33%) higher in Missouri City than in the MSA or state. The educational attainment for persons 25 years and older is considerably higher than either the MSA or state with 92.2% having at least a high school diploma and 75.6% having at least some college. The median income in Missouri City was \$77,435 as opposed to \$55,792 for the MSA and \$50,266 for the state. Controlling for educational level, incomes in Missouri City are higher than the MSA or state, with those with a Bachelor's degree or higher exceeding the MSA and state median income by more than \$10,000.

While there is poverty in Missouri City, with 8.9% of the population being below the poverty level, the rate is approximately 1/2 of that of the MSA and state. However, it is a focus of the City to reduce poverty through improved educational opportunities. As a result, the City's CDBG program funds post-secondary scholarships and adult literacy/GED/workforce development activities.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,065	7	3	0	-3
Arts, Entertainment, Accommodations	3,287	1,711	11	14	3
Construction	1,682	251	5	2	-3
Education and Health Care Services	6,337	2,838	20	23	3
Finance, Insurance, and Real Estate	1,891	664	6	5	-1
Information	558	221	2	2	0
Manufacturing	2,270	953	7	8	1
Other Services	874	653	3	5	3
Professional, Scientific, Management Services	3,312	729	11	6	-5

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Public Administration	0	0	0	0	0
Retail Trade	3,810	3,106	12	25	13
Transportation and Warehousing	1,299	122	4	1	-3
Wholesale Trade	1,932	322	6	3	-4
Total	28,317	11,577	--	--	--

**Table 40 - Business Activity**

**Data Source:** 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	39,063
Civilian Employed Population 16 years and over	36,115
Unemployment Rate	7.60
Unemployment Rate for Ages 16-24	24.18
Unemployment Rate for Ages 25-65	4.60

**Table 41 - Labor Force**

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	11,855
Farming, fisheries and forestry occupations	1,235
Service	2,445
Sales and office	9,245
Construction, extraction, maintenance and repair	1,525
Production, transportation and material moving	1,145

**Table 42 – Occupations by Sector**

Data Source: 2011-2015 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	15,435	45%
30-59 Minutes	15,970	47%
60 or More Minutes	2,700	8%
<b>Total</b>	<b>34,105</b>	<b>100%</b>

**Table 43 - Travel Time**

Data Source: 2011-2015 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,245	175	770

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	4,860	505	1,530
Some college or Associate's degree	9,315	685	2,320
Bachelor's degree or higher	14,945	435	2,295

**Table 44 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

#### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	80	150	285	595	450
9th to 12th grade, no diploma	930	255	320	590	605
High school graduate, GED, or alternative	1,710	1,455	1,625	3,815	1,360
Some college, no degree	2,960	1,680	2,330	4,905	1,755
Associate's degree	190	530	880	2,020	390
Bachelor's degree	570	2,643	2,410	6,480	1,985
Graduate or professional degree	110	1,250	1,875	3,005	1,350

**Table 45 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

#### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	58,304
High school graduate (includes equivalency)	96,001
Some college or Associate's degree	124,498
Bachelor's degree	198,149
Graduate or professional degree	224,512

**Table 46 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The major employment sectors in Missouri City are education, health care, entertainment and retail. The majority of the workforce is employed in education, health care and professional services, with most of the professional service employees commuting to surrounding areas.

**Describe the workforce and infrastructure needs of the business community:**

The primary workforce need in the community is post-secondary education, either college or trades education. The primary employment sector need in the community is in the professional and managerial sector with more corporate headquarters and professional services locating in Missouri City. The infrastructure needs of the business community include tax incentives, vacant land for development and infrastructure capacity for higher-density commercial or industrial development. Currently there are 3 Tax Increment Reinvestment Zones (TIRZ) in Missouri City, however Fort Bend Independent School District, the taxing authority with the highest tax rates, does not participate in the tax incentives for the TIRZ.

The City provides a number of economic development incentives including infrastructure assistance, freeport tax exemption, and tax abatements/tax increment reinvestment.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

During the past year, Niagra Bottling began constructing a vertically integrated manufacturing and distribution plant in Missouri City. This will create approximately 250-275 jobs in Missouri City. Lakeview Business Park is expected to continue to attract additional manufacturing and distribution companies. LT Foods USA, Flair Flexible Packaging and Allied Group/Warren Alloy are also locating in Lakeview Business Park and will bring more than 400 jobs to Missouri City. Most of the new jobs will be for skilled and unskilled laborers in manufacturing, packaging and distribution.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Currently, the majority of the workforce living in Missouri City is professional/managerial in the areas of education, health care, management and finance. Other than education and health care, this workforce commutes to business locations outside of Missouri City. The employment opportunities in Missouri City are in the areas of retail, education, health care and entertainment (food services). Manufacturing is growing and will be able to employ more local workers. However, to retain the workforce in Missouri City, more higher-end professional jobs are needed with the jurisdiction.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

There is a full service Texas Workforce Development office located in far southwest Houston in close proximity to Missouri City. Houston Area Urban League (HAUL) provides workforce training in Harris and Fort Bend Counties available to Missouri City residents. HAUL provides training in information technology and construction as well as providing customized training and certification for major employers seeking local workers. HAUL also provides college readiness training for high school students.

The Texas Workforce Development and the Skills Development Fund assist in local workforce training initiatives. The Skills Development Fund links businesses and community colleges, providing financial support for the development and instruction of relevant training curricula. Houston Community College, with the Stafford Campus in close proximity to Missouri City provides college and trade education with Associates Degrees and certifications in a number of areas.

The City of Missouri City funds post-secondary scholarships for college or trade programs as well as literacy, GED and workforce development activities of the Literacy Council of Fort Bend.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Missouri City is part of the Gulf Coast CEDS administered by Houston-Galveston Area Council. The projects being planned or underway in Fort Bend County include improvements to US 59, US 90 and SH 6; flood control; workforce development; telecom expansion and development; business start-up and expansion financing; and Disaster Recovery associated with the hurricanes of 2008.

**Discussion**

Missouri City's workforce is divided between professionals/managers who for the most part work outside of the city and educators, health care workers, manufacturing workers and service employees (retail, food service, other services) working inside Missouri City. The primary goals of the economic development activities -- local, county and regional -- is to expand the local employment opportunities for all workers, including the college educated professional/managerial residents, as well as to train residents to fill the positions at all levels of employment. Within the scope of the CDBG program, the

City funds post-secondary scholarships and educational services of the Literacy Council of Fort Bend, providing literacy education, GED preparation, job readiness and workforce development. The City also works with other workforce development and economic development entities to bring jobs and trained workers together.

DRAFT



## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

The CDBG Target Areas of Fondren and Hunter's Glen have the oldest housing, with need for minor rehabilitation. No areas have multiple housing problems and the cost burdened households are not concentrated in any one area of the city.

Overall, 30 percent of households experience at least one of the four housing problems. Native American and Hispanic households experience housing problems at higher rates (50% and 40%, respectively). Thirty three percent of African American households experience one or more housing problems, compared to 23 percent of Non-Hispanic white households.

Nearly half (48%) of large family households and 40 percent of non-family households have one or more housing problems, compared to just 29 percent of small family households.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

The city is majority minority and all but 3 census block groups have at least 20% minority population. The areas of greatest concentration (60% or greater minority population) are concentrated in the north areas of the city -- areas north of Cartwright Rd. All of the CDBG Target Areas are within areas of minority concentration (60% or greater). Additional areas that are not low- to moderate-income also have minority concentrations. Note that Missouri City has an exception to the 51% low-moderate income (LMI) rule for Target Areas and CDBG Target Areas in Missouri City are 33.49% or greater low- to moderate-income. The remaining areas of minority concentration have less than 41.98% LMI. The areas of more than 41.98% LMI and high minority concentration are, for the most part, the Fondren and Hunter's Glen areas east of Texas Parkway and north of Cartwright Road.

### **What are the characteristics of the market in these areas/neighborhoods?**

These areas of highest minority concentration are predominately single family and have asking prices of between \$85,000 and \$175,000, housing age, and housing size. Most of the housing in the areas of high minority concentration are brick veneer built after 1978 and having between 1,200 and 1,750 square feet/3 bedrooms. There is new housing constructed after 2010 within the areas east of Texas Parkway and within both high minority concentration and high rates of LMI.

The housing market within this area has fluctuated greatly since 2008, along with the region as a whole. Housing values dropped significantly prior to 2012 but have been rebounding to some

extent. The City is experiencing a number of infill new housing starts within the CDBG boundary area over the last two (2) years.

**Are there any community assets in these areas/neighborhoods?**

The majority of the City's community assets are in or adjacent to the CDBG Target Areas of LMI concentration and within areas of high minority concentration. The City's public library and City Hall are immediately across Texas Parkway from the Hunter's Glen Target Areas. There are 3 city parks in the Hunter's Glen area and 1 in the Fondren area. Significant retail shopping is along Texas Parkway, however the major chain stores are located on the south end of Missouri City.

**Are there other strategic opportunities in any of these areas?**

The area of greatest LMI concentration and LMI minorities is located in close proximity to US 90 and Sam Houston Tollway, 2 major thoroughfares that have vacant commercial property for development. As these areas develop, the residents will have easy access to the services provided. A number of office/warehouse and industrial new business have invested in those areas and are providing opportunities for employment.

Households Experiencing Any of 4 Housing Problems	Missouri City			Greater Houston Region		
	# with Problems	Total Households	% with Problems	# with Problems	Total Households	% with Problems
<b>Total</b>	<b>6,605</b>	<b>22,190</b>	<b>30%</b>	<b>735,595</b>	<b>2,068,515</b>	<b>36%</b>
<b>Race/Ethnicity</b>						
Non-Hispanic White	1,624	6,974	23%	246,075	972,175	25%
African American/Black	2,964	9,004	33%	166,049	368,894	45%
Hispanic	1,174	2,914	40%	270,679	570,233	47%
Asian or Pacific Islander	730	2,895	25%	42,395	128,349	33%
Native American	35	70	50%	1,444	4,692	31%
Other, Non-Hispanic	85	329	26%	8,910	24,195	37%
<b>Household Type and Size</b>						
Family households, <5 people	3,945	15,050	26%	349,855	1,188,224	29%
Family households, 5+ people	1,155	2,985	39%	142,640	277,794	51%
Non-family households	1,500	4,130	36%	243,100	602,490	40%
Households Experiencing Any of 4 Severe Housing Problems	# with Severe Problems	Total Households	% with Severe Problems	# with Severe Problems	Total Households	% with Severe Problems
<b>Total</b>	<b>3,115</b>	<b>22,190</b>	<b>14%</b>	<b>405,180</b>	<b>2,068,515</b>	<b>20%</b>
<b>Race/Ethnicity</b>						
Non-Hispanic White	680	6,974	10%	117,154	972,175	12%
African American/Black	1,339	9,004	15%	90,987	368,894	25%
Hispanic	739	2,914	25%	168,908	570,233	30%
Asian or Pacific Islander	309	2,895	11%	22,790	128,349	18%
Native American	35	70	50%	721	4,692	15%
Other, Non-Hispanic	10	329	3%	4,659	24,195	19%

## Demographics of Households with Disproportionate Housing Needs

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The strategic plan has been developed based on linking the limited available CDBG resources and non-federal resources to the priority needs of the community, as determined through data analysis and results of consultations, resident surveys, and stakeholder interviews. As a result, the following have been determined to be the areas of greatest need and able to be accomplished with the existing and projected resources:

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Table 47 - Geographic Priority Areas

1	<b>Area Name:</b>	Court Road
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Housing
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	This area is Census Tract 671100, the part of Block Group 1 that is on the east corner of the block group north of Court Road, south of Lexington Blvd and the city limits, west/southwest of Staffordshire Road. It is geographically separated from, but part of the same tract/block group at Lexington/Murphy Rd. Target Area.
	<b>Include specific housing and commercial characteristics of this target area.</b>	The area is predominately commercial in nature and will not be a major recipient of CDBG area-benefit funds.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The target area was determined by HUD's 2011 list of eligible block groups based on the exception to the 51% low-mod regulation. The Community Development Advisory Committee was consulted for all eligible areas and determined that Court Road should be included.
2	<b>Identify the needs in this target area.</b>	The target area has need for commercial improvements and contains a public park.
	<b>What are the opportunities for improvement in this target area?</b>	Currently, there are few opportunities for improvements in this target area.
	<b>Are there barriers to improvement in this target area?</b>	The major barrier is that it is not predominately residential and most of the improvements will be linked to commercial properties without a strong policy in place or funding to accomplish commercial improvements and/or economic development.
	<b>Area Name:</b>	Fifth St.
	<b>Area Type:</b>	Local Target area

<b>Other Target Area Description:</b>	
<b>HUD Approval Date:</b>	
<b>% of Low/ Mod:</b>	
<b>Revital Type:</b>	Housing
<b>Other Revital Description:</b>	
<b>Identify the neighborhood boundaries for this target area.</b>	The area consists of the part of Census Tract 671300 Block Group 2 that is inside the city. It is located south of US 90, west of Texas Parkway, north of 5th Street and east of the city limits/Present St.
<b>Include specific housing and commercial characteristics of this target area.</b>	The area is mixed use with older single family residential properties, patio home subdivision, Missouri City Middle School, commercial and light industrial properties, and properties converted from residential to commercial. It is one of the oldest areas of the city and is adjacent to the part of 5th Street in unincorporated county that is receiving significant improvements by Fort Bend County Community Development.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The 2011 HUD database of block groups by percent low-mod income indicated that the area was an eligible target area. Further consultation with the Community Development Advisory Committee and with Fort Bend County for the extension of 5th St. outside the city, determined that it should be included as a target area.
<b>Identify the needs in this target area.</b>	The housing stock is varied, with much of the larger-lot single family housing in need of minor to major rehabilitation, while the zero-lot-line patio homes are in good condition. Residential properties converted to commercial as well as older housing units are in need of code enforcement and code compliance.
<b>What are the opportunities for improvement in this target area?</b>	Much of the opportunities are for the area across 5th St. where more distressed conditions exist. The City will be surveying both sides of 5th to determine the south side's eligibility and the needs for both sides of the street. Currently, housing rehabilitation is the greatest opportunity for improvement.
<b>Are there barriers to improvement in this target area?</b>	The mixed use and income of the neighborhood poses barriers to using CDBG funds for infrastructure improvements.

3	<b>Area Name:</b>	Fondren
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Housing
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	The area consists of the corner of Missouri City in Harris County, and includes Block Groups 2 and 3 of Census Tract 423600. The area is bounded on the south-southeast by US 90, on the west-southwest by S. Beltway 8 W. (Sam Houston Tollway) and on the north by the city limits, with the exception of the far northeast block group (Block Group 1).
<b>Include specific housing and commercial characteristics of this target area.</b>	The area is predominately residential with vacant land suitable for development at the intersection of US 90 and S. Beltway 8 W. and an industrial area north of S. Garden along the S. Beltway southeast of the city limits.	
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The 2011 HUD database of block groups by percent low-mod income indicated that the area was an eligible target area. Further consultation with the Community Development Advisory Committee and with the Public Works Department and Parks and Recreation Department of the City, indicated substantial need in the area for new and improved sidewalks, improvements to McLain Park, code enforcement, and housing rehabilitation.	
<b>Identify the needs in this target area.</b>	The primary area-benefit needs in the Target Area are sidewalks and improvements/enhancements to McLain Park. Minor code enforcement issues arise in the residential section and the code enforcement officer is needed to patrol the area and investigate complaints and sitings of infractions. Additionally, there is a need for code enforcement to be diligent in the industrial section.	

	<b>What are the opportunities for improvement in this target area?</b>	The greatest opportunities in the area are for improved pedestrian mobility through improving the sidewalks, improving McLain Park and ensuring that City codes are enforced. The other major opportunity is dependent upon private investment and that is for the undeveloped areas at the intersection of US 90 and S. Beltway 8. That is prime real estate, fronting on 2 major thoroughfares, and the development can greatly enhance the neighborhood and the residents' access to amenities.
	<b>Are there barriers to improvement in this target area?</b>	The primary barrier to improvement in the area is available resources for the sidewalk and park improvements. Secondly, the industrial section to the northwest of the residences can be a barrier to the residential nature of the area and the code enforcement activities must be stringent in the industrial section.
4	<b>Area Name:</b>	Hunter's Glen
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Housing
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	The Hunter's Glen target area consists of Block Groups 1, 2 and 3 of Census Tract 670500. The area extends along the eastern city limit along Fondren Road from US 90 to Independence Blvd and east of Texas Parkway.
	<b>Include specific housing and commercial characteristics of this target area.</b>	The area is a combination of established single family homes, new small-lot and zero-lot-line patio homes and single family homes, Thurgood Marshall High School, ponds on Cangelosi Road that will become the improved storm water detention area for the Cangelosi Watershed, several public parks and trails, and vacant land, particularly along US 90 and on either side of Cangelosi Road.



	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The 2011 HUD database of block groups by percent low-mod income indicated that the area was an eligible target area. Further consultation with the Community Development Advisory Committee and with various City departments, coupled with the age of the housing and number of requests for housing rehabilitation and the concentration of African American residents led the City to include this as one of the highest priority areas. The City is committed to ensuring that neighborhoods of high minority concentration are well-served and this area is one of the areas of focus.
	<b>Identify the needs in this target area.</b>	The primary needs of the area are: improvements to the sidewalks; improvements and enhancements to the parks; code enforcement; and minor housing rehabilitation. Improved access to amenities is also a need in the area.
	<b>What are the opportunities for improvement in this target area?</b>	Private development provides a great opportunity for commercial development within the vacant land along US 90, giving the residents easier access to shopping and other amenities. The considerable amount of public park land in the area provides great opportunities to keep the desirability and sustainability of the neighborhood high as well as to provide extensive recreational opportunities for the residents. Programs at the high school give neighbors the opportunity for additional activities.
	<b>Are there barriers to improvement in this target area?</b>	Limited resources have prevented all of the housing rehabilitation applicants throughout the city as well as in Hunter's Glen from receiving timely assistance. Additionally, the number of rental units in the area pose a potential barrier to neighborhood maintenance and sustainability. Limited resources have slowed the improvements to the sidewalks and the parks.
<b>5</b>	<b>Area Name:</b>	Lexington/Murphy Road
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	

	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Housing
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	The area is on the far west edge of the city, in Census Tract 671100/Block Group 1, shared by the Court Road Target Area. The area is bounded by the American Canal on the north, Murphy Road (FM 1092) on the west, 5th Street on the south and the city limits on the east. Lexington Blvd extends through the area.
	<b>Include specific housing and commercial characteristics of this target area.</b>	The area includes predominately vacant land and one subdivision. The area will likely not be considered low-to moderate-income once HUD and the Census Bureau finalize the post 2010 block group data.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The 2011 HUD database of block groups by percent low-mod income indicated that the area was an eligible target area. Further consultation with the Community Development Advisory Committee resulted in the decision to keep the area as a Target Area until the revised HUD information regarding eligibility is released.
	<b>Identify the needs in this target area.</b>	There are no specific needs in the area and funds will likely not be allocated beyond code enforcement and any eligible applications for minor housing rehabilitation.
	<b>What are the opportunities for improvement in this target area?</b>	There is significant vacant land with an elementary school on one side and residential on two sides, lending the area to private residential development with commercial amenities along Independence and Murphy Road.
6	<b>Are there barriers to improvement in this target area?</b>	The improvements beyond code enforcement compliance and minor housing rehabilitation will need to be private in nature. The public amenities are in good condition and the major improvement opportunity is the quality development of the vacant land.
	<b>Area Name:</b>	Quail Green
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	

<b>% of Low/ Mod:</b>	
<b>Revital Type:</b>	Housing
<b>Other Revital Description:</b>	
<b>Identify the neighborhood boundaries for this target area.</b>	Quail Green is located in Census Tract 670600/Block Group 2 and is south of Court Road, east and northeast of Texas Parkway and west of the city limit line.
<b>Include specific housing and commercial characteristics of this target area.</b>	The area is predominately single family residential with commercial properties along Texas Parkway and significant commercial amenities across Texas Parkway at on either side of Cartwright Rd.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The 2011 HUD database of block groups by percent low-mod income indicated that the area was an eligible target area. Further consultation with the Community Development Advisory Committee and with input from City departments, the number of applications for home rehabilitation from the area.
<b>Identify the needs in this target area.</b>	In addition to maintaining code enforcement in the area, sidewalks are in need of improvement particularly with the installation of ADA-compliant curb cuts. Though not an area benefit activity, housing rehabilitation through the homeownership rehabilitation program is a growing need based on the number of applications received.
<b>What are the opportunities for improvement in this target area?</b>	The greatest opportunity for improvement in the area comes from private investments into the commercial strip along Texas Parkway and just outside the area on the west side of Texas Parkway and at Cartwright Rd. Providing shopping, medical care, and other amenities within walking distance or a short drive enhances the viability of the neighborhood and sustains the quality and housing values.
<b>Are there barriers to improvement in this target area?</b>	Ensuring that the commercial strip does not negatively impact the residents is one of the major barriers to improvement in the target area. The major improvements that will benefit the area must be made through private investments and the City has no control over the timing and limited control over the types of investments.

## General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The geographic investments are based on:

- First and foremost, a CDBG-eligible target area with at least 41.98% low-moderate income
- High residential composition (at least 60% residential)
- Comparative need

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## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 48 – Priority Needs Summary

1	<b>Priority Need Name</b>	Housing Rehabilitation
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Fair Housing Housing Rehabilitation & Minor Paint Program
	<b>Description</b>	Need for minor to moderate rehabilitation of owner-occupied housing.
	<b>Basis for Relative Priority</b>	On-going requests for assistance from residents; input from Community Development Advisory Committee; surveys conducted by Ft. Bend County and Ft. Bend CORPS; ACS data on housing age; code enforcement data; results of resident surveys and input through public meetings/hearings
2	<b>Priority Need Name</b>	Sidewalk Improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Persons with Physical Disabilities Non-housing Community Development
	<b>Geographic Areas Affected</b>	Fondren Hunter's Glen Fifth St. Quail Green

	<b>Associated Goals</b>	Sidewalk Improvements
	<b>Description</b>	Installation or rehabilitation of sidewalks in CDBG Target Areas to improve pedestrian mobility and safety throughout the neighborhoods and from homes to commercial areas.
	<b>Basis for Relative Priority</b>	Input from Engineering and Public Works departments; input from Community Development Advisory Committee; input from resident surveys and comments; need to make sidewalks ADA compliant.
<b>3</b>	<b>Priority Need Name</b>	Parks Improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Persons with Physical Disabilities Non-housing Community Development
	<b>Geographic Areas Affected</b>	Fondren Hunter's Glen
	<b>Associated Goals</b>	Parks Improvements
	<b>Description</b>	Improve public parks within CDBG Target Areas to expand the accessibility and availability of recreational activities.
	<b>Basis for Relative Priority</b>	Input from Parks Department; input from Community Development Advisory Committee; input from resident surveys and comments; Capital Improvement Plan; Comprehensive Plan.
<b>4</b>	<b>Priority Need Name</b>	Storm Drainage & Flood Prevention
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development

	<b>Geographic Areas Affected</b>	Fondren Hunter's Glen Fifth St. Quail Green Court Road Lexington/Murphy Road
	<b>Associated Goals</b>	Storm Drainage and Flood Prevention
	<b>Description</b>	Improve the storm drainage through CDBG Target Areas, including the installation or expansion of storm water detention ponds, installation or expansion of storm sewers, cleaning or expansion of open ditches.
	<b>Basis for Relative Priority</b>	Comprehensive Plan; Input from Public Works Department; reported needs as a result of sidewalk improvements; input Community Development Advisory Committee; input from residents through surveys and comments.
5	<b>Priority Need Name</b>	Water & Wastewater Improvements
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Middle Non-housing Community Development
	<b>Geographic Areas Affected</b>	Fondren Hunter's Glen Fifth St. Quail Green Court Road Lexington/Murphy Road
	<b>Associated Goals</b>	
	<b>Description</b>	Improve and/or expand water lines and wastewater transmission lines in CDBG Target Areas as they age and deteriorate or are in need of greater capacity. Improve water and wastewater treatment facilities that serve CDBG Target Areas as they age, are damaged by natural disasters or are in need of expansion.
	<b>Basis for Relative Priority</b>	Comprehensive Plan; input from Public Works Department and Development Services.

6	<b>Priority Need Name</b>	Services to Neglected or Abused Children
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Families with Children Families with Children Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Services to Neglected or Abused Children
	<b>Description</b>	Provide investigations of abuse/neglect of children, counseling to children and non-offending guardians, medical care to children, support in the way of clothes, school supplies, recreational opportunities to children who are abused, neglected or in CPS care.
	<b>Basis for Relative Priority</b>	Data from Child Advocates, CPS and sheriff's department; input from Community Development Advisory Committee; input from resident surveys and comments.
7	<b>Priority Need Name</b>	Educational Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Adult Basic Education Post Secondary Scholarships
	<b>Description</b>	Provide support in the form of scholarships to those in college or vocational education, and to nonprofits providing adult basic skills, ESL education, literacy education, GED preparation, job training/readiness education.



	<b>Basis for Relative Priority</b>	Data from national and state sources and school districts; data from Literacy Council of Fort Bend County; input from Community Development Advisory Committee and local educators; input from resident surveys and comments.
8	<b>Priority Need Name</b>	Subsistence Payments
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Individuals Families with Children Unaccompanied Youth Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	
	<b>Description</b>	Provide assistance to nonprofits that provide food, prescription assistance, utility assistance, short-term rental assistance to low- to moderate-income residents.
	<b>Basis for Relative Priority</b>	Data from ACS detailing number of extremely low- and low-income; statistics from area food pantries and assistance ministries; input from residents through surveys and comments.
9	<b>Priority Need Name</b>	Domestic Violence Assistance
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Families with Children Individuals Families with Children Victims of Domestic Violence Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	
	<b>Description</b>	Provide assistance to nonprofits serving victims of domestic violence or sexual assault. Assistance in the form of operating expenses for emergency shelters, counseling, education, legal services, outreach, crisis intervention, transitional housing, and supportive housing.
	<b>Basis for Relative Priority</b>	National, state and local data; statistics from CoC applications and Fort Bend Women's Center; input from Community Development Advisory Committee; input from residents through surveys and comments.
10	<b>Priority Need Name</b>	Senior Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Elderly Elderly Frail Elderly Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Meals on Wheels

	<b>Description</b>	Provide assistance to nonprofits for the provision of home-delivered hot meals, transportation, recreation, health care, telephone reassurance or other assistance to elderly and frail elderly.
	<b>Basis for Relative Priority</b>	National, state and local data; ACS data regarding number of elderly and frail elderly living alone; data from Fort Bend Senior Center; input from Community Development Advisory Committee; input from residents through surveys and comments.
<b>11</b>	<b>Priority Need Name</b>	Health Care
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Families with Children Elderly Individuals Families with Children Unaccompanied Youth Elderly Frail Elderly Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Pediatric Health Care
	<b>Description</b>	Providing assistance to nonprofit health clinics for health care to uninsured and underinsured persons, focusing particularly on children, pregnant women and elderly.
	<b>Basis for Relative Priority</b>	State and ACS data on number of uninsured; data from AccessHealth of Fort Bend County; input from residents through surveys and comments.
<b>12</b>	<b>Priority Need Name</b>	Neighborhood Revitalization/Economic Development
	<b>Priority Level</b>	Low

	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	Fondren Hunter's Glen Fifth St. Quail Green Court Road Lexington/Murphy Road
	<b>Associated Goals</b>	Fair Housing
	<b>Description</b>	Provide assistance through grants, forgivable loans and conventional loans for the improvement of commercial facades and parking areas; improvements and expansion to businesses resulting in increased employment and revenue; and comprehensive revitalization of residential and mixed-use areas that are deteriorating declining in viability.
	<b>Basis for Relative Priority</b>	Input from code enforcement officers, Community Development Advisory Committee and residents.
<b>13</b>	<b>Priority Need Name</b>	Transportation Services
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families Non-housing Community Development
	<b>Geographic Areas Affected</b>	

	<b>Associated Goals</b>	
	<b>Description</b>	Provide assistance to nonprofits providing demand-response transportation to the elderly and disabled for medical and other appointments, shopping, organized programs for seniors and disabled including congregate meals, recreation, life skills classes.
	<b>Basis for Relative Priority</b>	Data from ACS on number and income levels of elderly and disabled, particularly those living alone and/or without vehicles; data from Fort Bend Seniors; input from Community Development Advisory Committee; input from advocacy groups; input from residents through surveys and comments.
<b>14</b>	<b>Priority Need Name</b>	Public Facility Improvements
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	Fondren Hunter's Glen Fifth St. Quail Green Court Road Lexington/Murphy Road
	<b>Associated Goals</b>	
	<b>Description</b>	Assist in the rehabilitation and/or expansion of existing public facilities and neighborhood facilities that are located in CDBG Target Areas or serve special needs populations.
	<b>Basis for Relative Priority</b>	Information from Comprehensive Plan; input from City staff; input from residents through surveys.
<b>15</b>	<b>Priority Need Name</b>	Code Enforcement
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Middle Non-housing Community Development
	<b>Geographic Areas Affected</b>	Fondren Hunter's Glen Fifth St. Quail Green Court Road Lexington/Murphy Road
	<b>Associated Goals</b>	Code Enforcement
	<b>Description</b>	Provide housing and non-housing code enforcement activities in CDBG Target Areas to sustain quality of life and maintain residential property values.
	<b>Basis for Relative Priority</b>	Counts of code violations in CDBG Target Areas; input from code enforcement officers; input from Community Development Advisory Committee; input from residents through surveys and comments.
16	<b>Priority Need Name</b>	Street Improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	Fondren Hunter's Glen Fifth St. Quail Green Court Road Lexington/Murphy Road
	<b>Associated Goals</b>	Street Improvements
	<b>Description</b>	Improve existing deteriorating streets in CDBG Target Areas
	<b>Basis for Relative Priority</b>	Public Works Department's review of street conditions throughout the city; resident surveys and comments.

17	<b>Priority Need Name</b>	Fair Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Fair Housing
	<b>Description</b>	The City will participate in the Regional Collaboration of the Assessment of Fair Housing and Consult a Market Housing Study
	<b>Basis for Relative Priority</b>	HUD's Fair Housing Assessment
18	<b>Priority Need Name</b>	First Time Home Buying Assistance
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Families with Children
	<b>Geographic Areas Affected</b>	Fondren Hunter's Glen Fifth St. Court Road Lexington/Murphy Road
	<b>Associated Goals</b>	Fair Housing First-time Home Owner Assistance
	<b>Description</b>	The goal of the Homebuyer Assistance Program is to stabilize neighborhoods by promoting owner occupied housing. The City of Missouri City will grant eligible homebuyers with down payment and/or closing costs. The program provides up to 5% of the sales price toward the purchase of homes within the Missouri City city limits. These funds are available through the Community Development Block Grant Program in the form of a five (5) year forgivable loan and are provided at the time of closing.
	<b>Basis for Relative Priority</b>	Promotes homeownership, provides credit education and counseling, and opens opportunities for affordable housing.

### **Narrative (Optional)**

The greatest needs of Missouri City are in the areas of code enforcement, housing rehabilitation, sidewalk improvements, park enhancements, street improvements and public services. Education of youth and adults; and health and welfare of the elderly, disabled, children and homeless are the highest public service priorities for the city. The need for all of the priorities far exceeds the annual allocation.



## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	No City funding is available for Tenant Based Rental Assistance.
TBRA for Non-Homeless Special Needs	No City funding is available for TBRA for Non-homeless Special Needs populations
New Unit Production	No City funding is available for new housing production. The Community Development team is hoping to gain funding to assist in first-time-home buy assistance.
Rehabilitation	Most of the low- to moderate-income housing in Missouri City was constructed in the 1970s-1980s and is falling into disrepair due to deferred maintenance. To maintain sound housing and housing values, minor housing rehabilitation will be conducted throughout the city for low- to moderate-income households owning and residing in their home.
Acquisition, including preservation	Currently, no City funding is available for acquisition. However, abandoned foreclosed properties in Missouri City pose a threat not only to health and safety of the neighborhood, but also to a decline in overall housing values in the areas. A regional CDC is acquiring damaged foreclosed homes, renovating them for affordable owner-occupied housing. It is anticipated that 4-8 units will be purchased, renovated and sold. Within this Consolidated Plan cycle, opportunities for first-time-homeowner assistance is being proposed as an activity.

**Table 49 – Influence of Market Conditions**

## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	365,549	0	60,000	425,549	1,460,000	Funds will be used for public infrastructure, code enforcement, housing rehabilitation, parks improvements, possible facility improvements, and public services.

Table 50 - Anticipated Resources

### Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The CDBG Funds will leverage City General Fund and Bond Fund dollars for all infrastructure, parks and facilities projects. The City will fund more than 70% of non-sidewalk infrastructure projects through non-CDBG dollars. CDBG funds will be used to fund the cost of sidewalks and approximately 90% of the costs of parks improvements in CDBG Target Areas.

The housing rehabilitation program is leveraged with the contracted nonprofits providing approximately 75 cents to 1 dollar of additional resources for every dollar of CDBG funds expended. The leveraged funds are from private foundation and individual donations and private corporate grants.

The public service subrecipients provide approximately \$1.50 of additional resources for every dollar of CDBG funds expended. This leverage comes in the form of administrative and operating costs and direct costs to match CDBG dollars per client. The sources of the funds are private individual donations, foundations and corporate donations. Meals on Wheels receives Area Agency on Aging and FEMA funds for the provision of meals and services to the elderly. Child Advocates receives CPS and other state and federal funds for the provision of services to abused and neglected children. AccessHealth receives Medicaid, CHIPS and other state/federal public insurance funds to support the indirect costs.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City's parks will be used to address the recreational needs identified in the plan. These parks include:

- Buffalo Run -- 95 acres located at 1122 Buffalo Run Blvd
- Hunter's Glen -- 17.58 acres located at 1340 Independence
- Hunter's Trail -- trails with trailhead located at 1299 Mimosa
- McLain -- 0.7 acres with tennis courts located at 12039 McLain

McLain Park is located in the Fondren Park Target Area and the others are in the Hunter's Glen Target Area.

Cangelosi Watershed detention pond, begun with PY 2012 funding and to continue with non-CDBG funds is located in the Hunter's Glen Target Area.

**Discussion**

The City is committed to using CDBG dollars as leverage for other public and private funds to ensure the sustainability of low- to moderate-income neighborhoods and residents. All of the funded nonprofits providing public services and housing rehabilitation match the CDBG funds with funding from other sources to expand the number of persons served and the level of service provided.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Missouri City	Government	Economic Development Planning neighborhood improvements public facilities public services	Jurisdiction
FIFTH WARD COMMUNITY REDEVELOPMENT CORP	Subrecipient	Ownership	Jurisdiction
FORT BEND CORPS	Subrecipient	Ownership	Jurisdiction
LITERACY COUNCIL OF FORT BEND COUNTY	Subrecipient	public services	
Fort Bend Family Health Center	Subrecipient	public services	
CHILD ADVOCATES OF FORT BEND COUNTY	Subrecipient	public services	
Fort Bend Seniors	Subrecipient	public services	

**Table 51 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

The strengths in the delivery system include the level of coordination between the City and its subrecipients and other service providers as well as between the City and Fort Bend County. One major strength is the Community Development Advisory Committee, comprised of the 3 councilmembers whose districts include the CDBG Target Areas, and 4 citizens. These individuals bring issues, opportunities and solutions to the table to facilitate the identification of services needed, agencies to provide the services and how to strengthen the collaboration and linkages.

The United Way of Greater Houston conducts monthly meetings in Fort Bend County for Fort Bend area United Way agencies, though all local agencies are welcome to attend. The City sends a representative to the meetings to improve coordination and collaboration both with the private service providers and Fort Bend County. This collaboration improves the strength of the local and county-wide system. The subrecipients, both public service and housing, work to refer clients to other organizations to address the needs not able to be addressed by the agency initially contacted. The result is that low- to

moderate-income residents are able to be directed to a comprehensive set of services and assistance to provide a more holistic approach to meeting their needs.

Most of the subrecipients, both housing rehabilitation and public services, serve and receive HUD funding from multiple jurisdictions. As a result, there are strong linkages among the grantees in developing similar and consistent reporting requirements, monitoring requirements and programmatic coverage. Additionally, the body of knowledge among the subrecipients is greater as they are provided technical assistance by multiple grantees.

The primary gap in the institutional delivery system is the lack of local organizations to meet the needs of the community. While the City of Houston and Harris County provide extensive services for all needs, Missouri City and Fort Bend County are suburban/exurban in nature and do not have the social service and housing infrastructure to support many of the needs of the community. Additionally, there is no Public Housing Authority that serves Fort Bend County and Missouri City, limiting low-income renters' access to affordable and accessible housing.

The limited total CDBG resources as well as the 15% cap on public services limits all agencies' ability to address all of the needs in the community. With the 15% cap on public services, many social service agencies and shelters find that the cost of regulatory compliance is greater than the funds received.

#### **Availability of services targeted to homeless persons and persons with HIV and mainstream services**

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance	X		
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			
<b>Supportive Services</b>			
Alcohol & Drug Abuse			
Child Care			
Education			
Employment and Employment Training	X		
Healthcare	X		

HIV/AIDS			
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
<b>Other</b>			

**Table 52 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The services targeted to homeless persons include shelter for homeless families experiencing a short-term episode of homelessness and victims of domestic violence and/or sexual assault. Within these two programs, health, mental health, life skills education, and employment services are provided through the homeless service provider or through agreements with mainstream agencies.

Homeless prevention services are provided through East Fort Bend Human Needs in the form of utility and rental assistance.

All of the mainstream services are available to homeless individuals as they present themselves to the agencies for services.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The strength of Fort Bend Seniors, East Fort Bend Human Needs, Fort Bend Women's Center, Fort Bend Family Promise, Literacy Council of Fort Bend, and Child Advocates of Fort Bend allow for funding levels and administration to address the needs of the homeless and special needs populations, as appropriate. However, the two greatest limitations in fully addressing all of the needs of the homeless and special needs population is the relatively small number of those in need and the very limited number of funders targeting Fort Bend County. The numbers do not support either the establishment of organizations to address the needs nor the funding of local organizations over those in large cities where the client base is considerably greater.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The City strives to increase the collaboration and coordination with Fort Bend County, funders and nonprofit agencies as well as facilitate and participate in collaborative actions among public and private agencies. The City's CDBG consultant notifies agencies of potential funding sources and grant

opportunities and is available to assist the agencies in securing additional funding, particularly through the provision of supporting data to enhance the quality of funding applications.

The Community Development Advisory Committee plays an important role in the improvement of the institutional structure and delivery system. During the past year, involvement of the CDAC has increased and the City is continuing to involve the CDAC in more interagency collaborations and coordination, while also seeking from the CDAC avenues in which to strengthen the service delivery system.

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## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation & Minor Paint Program	2019	2023	Affordable Housing		Housing Rehabilitation	CDBG: \$100,000	Homeowner Housing Rehabilitated: 35 Household Housing Unit
2	Sidewalk Improvements	2019	2023	Non-Housing Community Development		Sidewalk Improvements	CDBG: \$101,049	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted
3	Parks Improvements	2019	2023	Non-Housing Community Development		Parks Improvements		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted
4	Storm Drainage and Flood Prevention	2019	2023	Non-Housing Community Development		Storm Drainage & Flood Prevention		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted
5	Services to Neglected or Abused Children	2019	2023	Non-Housing Community Development		Services to Neglected or Abused Children	CDBG: \$12,500	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Post Secondary Scholarships	2019	2023	Non-Housing Community Development		Educational Services	CDBG: \$10,000	Public service activities other than Low/Moderate Income Housing Benefit: 40 Persons Assisted
7	Adult Basic Education	2019	2023	Non-Housing Community Development		Educational Services	CDBG: \$11,000	Public service activities other than Low/Moderate Income Housing Benefit: 160 Persons Assisted
8	Meals on Wheels	2019	2023	Non-Homeless Special Needs Non-Housing Community Development		Senior Services	CDBG: \$10,000	Public service activities other than Low/Moderate Income Housing Benefit: 40 Persons Assisted
9	Pediatric Health Care	2019	2023	Non-Housing Community Development		Health Care	CDBG: \$11,000	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
10	Code Enforcement	2019	2023	Non-Housing Community Development		Code Enforcement	CDBG: \$50,000	Housing Code Enforcement/Foreclosed Property Care: 2000 Household Housing Unit
11	Street Improvements	2020	2023	Non-Housing Community Development	Fondren Hunter's Glen Fifth St. Quail Green	Street Improvements		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 800 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Fair Housing	2019	2023	Affordable Housing Public Housing Homeless Non-Homeless Special Needs		Fair Housing Housing Rehabilitation Neighborhood Revitalization/Economic Development First Time Home Buying Assistance	CDBG: \$4,000	
13	First-time Home Owner Assistance	2019	2023		Fondren Hunter's Glen Fifth St. Quail Green Court Road Lexington/Murphy Road	First Time Home Buying Assistance	CDBG: \$27,000	Direct Financial Assistance to Homebuyers: 4 Households Assisted

Table 53 – Goals Summary

## Goal Descriptions

1	Goal Name	Housing Rehabilitation & Minor Paint Program
	Goal Description	Provide minor to moderate rehabilitation to homes owned and occupied by low- to moderate-income residents of Missouri City.
2	Goal Name	Sidewalk Improvements
	Goal Description	Sidewalks throughout CDBG Target Areas are deteriorating and do not have ADA compliant specialized curb cuts. During the next 4 years the City plans to repair and/or widen sidewalks and install ADA compliant curb cuts to ensure the safety of pedestrians and those in wheelchairs or other mobility enhancements.

3	<b>Goal Name</b>	Parks Improvements
	<b>Goal Description</b>	As the low- to moderate-income population grows and new development occurs in and around CDBG Target Areas and existing parks age, there is a need to improve and enhance the neighborhood and community parks serving the low- to moderate-income and special needs populations. The City plans to improve and rehabilitate aging parks and structures within parks as well as enhance the parks through the addition of playgrounds, sports fields/courts, pavilions, shade structures, and exercise equipment.
4	<b>Goal Name</b>	Storm Drainage and Flood Prevention
	<b>Goal Description</b>	<p>As sidewalks are reconstructed/repared and curb cuts installed, the City evaluates the need for improved storm drainage within the same Right of Way. At the time of sidewalk improvements, storm sewers and/or open ditches may be improved, cleared, or expanded.</p> <p>In order to prevent flooding in CDBG Target Areas, the City will complete the installation of the Cangelosi Watershed detention pond, funded in part with PY 2012 CDBG funds and may install storm water detention ponds and improved storm drainage as well as to clean/expand existing open ditches. As funds permit, CDBG dollars will augment existing General Fund and Bond Fund dollars.</p>
5	<b>Goal Name</b>	Services to Neglected or Abused Children
	<b>Goal Description</b>	The City anticipates continuing to fund Child Advocates of Fort Bend County in the provision of investigation, forensic interviewing and counseling for children who are victims of alleged abuse and/or neglect. In addition, the City may provide assistance to other organizations such as CPS or Rainbow Room as applications for funding are received by such potential subrecipients.
6	<b>Goal Name</b>	Post Secondary Scholarships
	<b>Goal Description</b>	The City is committed to continuing to provide post-secondary scholarships to low- to moderate-income residents seeking AA or BA degrees, certifications for various trades, or vocational education.

7	<b>Goal Name</b>	Adult Basic Education
	<b>Goal Description</b>	The City anticipates a continuation of funding for Literacy Council of Fort Bend County in their provision of literacy education, ESL education, GED preparation and testing, job readiness assistance and workforce development activities. The City will also review and consider for funding any other nonprofit or public agencies that submit application for funding similar services.
8	<b>Goal Name</b>	Meals on Wheels
	<b>Goal Description</b>	Continue to provide funding to Fort Bend Seniors' Meals on Wheels program for home delivered hot meals to home-bound seniors in Missouri City.
9	<b>Goal Name</b>	Pediatric Health Care
	<b>Goal Description</b>	The City will continue to provide funding such as AccessHealth of Fort Bend County for the partial cost of providing pediatric medical care to uninsured families.
10	<b>Goal Name</b>	Code Enforcement
	<b>Goal Description</b>	The City plans to continue funding the salary of a code enforcement officer who is assigned to CDBG Target Areas for the duties of surveying/assessing properties for code violations, citing violators, filing court documents against owners who do not rectify the violation, appearing in court, and assisting owners where appropriate in finding affordable methods for bringing properties back into code compliance. These services maintain neighborhoods and property values and keep the areas free from health and safety concerns.
11	<b>Goal Name</b>	Street Improvements
	<b>Goal Description</b>	The City will allocate funds, as available, to augment capital improvement funds for the improvement of residential streets in CDBG Target Areas.
12	<b>Goal Name</b>	Fair Housing
	<b>Goal Description</b>	The City <b>will continue to participate in the</b> Regional Collaboration of the Assessment of Fair Housing and work towards implementing the recommendations of the AI Report.

13	<b>Goal Name</b>	First-time Home Owner Assistance
	<b>Goal Description</b>	Provide First-time Home Owner Assistance Programing. The goal of the Homebuyer Assistance Program is to stabilize neighborhoods by promoting owner occupied housing. The City of Missouri City will grant eligible homebuyers with down payment and/or closing costs. The program provides up to 5% of the sales price toward the purchase of homes within the Missouri City city limits. These funds are available through the Community Development Block Grant Program in the form of a five (5) year forgivable loan and are provided at the time of closing.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

Missouri City will provide owner-occupied housing rehabilitation to 7-10 households each year for a total of 35-50 during the next 4 years. The City does not receive HOME funds and does not conduct activities related to the HOME program, such as tenant-based rental assistance, new housing construction or multi-family housing assistance. The City will continue to participate in the implementation of the Regional Collaboration of the Assessment of Fair Housing and will complete the Market Housing Analysis Plan.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

There is no Public Housing Authority or nor are there public housing units in Missouri City.

### **Activities to Increase Resident Involvements**

Not applicable

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

N/A

### **Plan to remove the 'troubled' designation**

Not Applicable

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

Currently, the City has adopted a Fair Housing Ordinance by reference to the Civil Rights Act of 1968, continues to promote the Act during decision making opportunities.

At this time there are no tax incentives provided to developers of affordable housing directly by Missouri City. However, the City approves LIHTC applications to TDHCA that are in accordance with City codes and appear to be financially feasible and sound.

While there are areas zoned for multi-family, townhomes and duplexes, the majority of the residential areas of Missouri City are zoned single family and the homes constructed are generally more than 1,500 square feet, making them less affordable to small-related families, individuals and the elderly.

Due to Missouri City's status as a CDBG Entitlement Jurisdiction, national public policy (HUD regulations) prohibits Fort Bend County and Harris County HOME funds from being used in Missouri City, though Missouri City is not a HOME Participating Jurisdiction. This prevents county CHDOs from constructing affordable housing in Missouri City. The administrative team works constantly towards establishing project activities that will assist those desiring to move towards homeownership such as first-time-home buyer incentives. The team also provides fair housing training at least once a year to the Planning & Zoning Commission and the general public.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The City strives to remove or ameliorate barriers to both affordable and fair housing. It is currently reviewing fair housing ordinances throughout Texas to determine the most efficacious ordinance to develop and present for inclusion in the City Code. The City maintains a Fair Housing Officer in the Development Services Department and maintains a log of fair housing and affordable housing activities and fair housing complaints. The City reviews the deed restrictions of new subdivisions to ensure compliance with the Fair Housing Act and City ordinances. The City will continue to fund owner-occupied housing rehabilitation to ensure that the housing of low- to moderate-income owners is not only sound, but cost/energy efficient to improve affordability.

The City will continue to review state applications for Low Income Housing Tax Credit developments and will approve those that fit the zoning ordinance and are deemed fiscally sound and structurally accessible.

The City has adopted a method to review and consider reasonable accommodations for group homes that would otherwise not qualify under the state statutes for the exemption to the zoning ordinance. This helps to ensure that the special populations are able to access affordable supportive housing.

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## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Missouri City does not receive Emergency Solutions Grant funds and there is only one homeless agency within the city limits. A domestic violence shelter and homeless youth program in Fort Bend County are the only other homeless agencies that serve Missouri City residents. While agencies reaching out to the homeless specifically are not currently applying for CDBG funding, the City supports the efforts of Fort Bend Family Promise, which provides shelter and supportive services to homeless families; Fort Bend Women's Center, which provides shelter, supportive services and transitional housing to homeless victims of domestic violence; Park Youth Ranch which provides emergency shelter and counseling to homeless and at-risk youth; and East Fort Bend Human Needs, which provides subsistence assistance to help prevent homelessness. Fort Bend Women's Center and East Fort Bend Human Needs have applied for and received CDBG funds in the past and the City encourages their future applications. Fort Bend Family Promise has enhanced their operations significantly and the City is encouraging them to apply for supportive services funding.

### **Addressing the emergency and transitional housing needs of homeless persons**

Fort Bend Family Promise, Park Youth Ranch and Fort Bend Women's Center provide emergency shelter to Missouri City residents. Families who have experienced a short-term episode of homelessness are housed by Family Promise through week-long shelter at numerous churches on a rotating basis. Family Promise provides supportive services daily for the families. Homeless youth are provided shelter through Park Youth Ranch. The Women's Center provides emergency shelter and transitional housing, both with accompanying supportive services.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

There are no facilities in the immediate Missouri City area serving the chronically homeless or specifically targeting veterans. Family Promise serves those families who are experiencing a short-term single-episode of homelessness. Park Youth Ranch serves unaccompanied youth. Fort Bend Women's Center serves victims of domestic violence and sexual assault. The 3 agencies serving homeless individuals and families provide comprehensive supportive services, including life skills training, job training/education, and money management education to prepare the clients for independent living

upon program exit. Fort Bend Women's Center provides rental assistance to those exiting the shelter as a way to transition them from total dependency to independency.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

All of the public service agencies in and around Missouri City address the low- and extremely-low income households that are at risk of becoming homeless. Without Emergency Solutions Grant funds or other related homeless prevention funding, the City is not able to focus solely on at risk households.

However, East Fort Bend Human Needs provides food, clothing, prescription assistance, utility assistance, and 1-time rental assistance to those facing either eviction or a choice between eating/taking medication and eviction.

The Jester III unit of the Texas Department of Criminal Justice, located in Fort Bend County, provides reentry planning and services to inmates being released from the 3 Jester units. Fort Bend County Jail provides reentry services to those exiting the jail.

Fort Bend Family Health Center (now AccessHealth) provides free and low-cost medical care to all uninsured or underinsured residents of Missouri City.

Though not aimed specifically at preventing homelessness, Literacy Council of Fort Bend provides literacy education, GED preparation, job training and scholarships to move the low- and extremely-low income into self sufficiency and a livable wage. Likewise, the City uses CDBG funds to provide scholarships to low- to moderate-income as they attend college or trade school.

Fort Bend Women's Center provides rental assistance and placement assistance to victims of domestic violence who are fleeing abuse but are able to locate in independent housing. The Center also provides rental assistance to those exiting the shelter or other facilities who are stable enough for independent housing but do not yet have the financial security to pay rent and other living expenses.

Park Youth Ranch works with youth aging out of foster care and other programs/facilities and provides shelter and supportive services as they transition into independent or subsidized housing.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The City funds a housing rehabilitation program and each house built before 1978 is evaluated for lead-based paint and when LBP is found is remediated as required by federal regulations regardless of the age of the residents. Those receiving assistance through both of the nonprofit housing rehabilitation subrecipients are provided with information regarding lead hazards. Fort Bend CORPS provides housing rehabilitation and energy efficiency assistance through non-federal funding and evaluates for and treats lead based paint during their privately-funded activities. The subrecipients also provide information regarding lead hazards to anyone who inquires about their programs.

Fort Bend Family Health Center (now AccessHealth) provides blood lead testing for children and provides information about lead hazards to the parents of its patients.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

The vast majority of the housing in Missouri City was constructed after 1978, and the vast majority of those constructed prior to 1979 are not low- to moderate-income with children 6 years or under therefore lead-based paint is not an issue for more than 90% of the housing. It is estimated that 1,068 low- to moderate-income units may have lead-based paint and 210 of those have children 6 years and younger. Of those, 619 are owner occupied low- to moderate-income and potentially eligible for housing rehabilitation assistance. When lead-based paint is discovered through CDBG rehabilitation, it is addressed in all houses served regardless of the age of the residents.

The actions of the Fort Bend Family Health Center to test for lead poisoning and to provide information regarding lead poisoning from paint and other sources are related directly to the extent of children 6 years and under who are suspected of having lead poisoning.

### **How are the actions listed above integrated into housing policies and procedures?**

Both the City's policies and procedures and those of the Fort Bend CORPS and Fifth Ward Redevelopment Corporation state how the houses will be evaluated for lead-based paint and what actions will be taken depending upon the cost of the rehabilitation, the level of paint being disturbed, and the type of work being conducted. The City reviews the scope of work for each CDBG-funded rehabilitation to ensure that the lead-based paint policies are followed.

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## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The City of Missouri City places a high priority on reducing the number of poverty-level families by providing educational and employment opportunities to low- to moderate-income individuals.

The City has developed a Section 3 Plan to ensure that Section 3-qualified contractors would be encouraged to bid on projects and selected contractors would be Section 3-qualified or encouraged to hire Section 3 (low-income) residents. The City will make every effort possible to contract with Section 3 firms for the sidewalk and parks project. When Section 3 firms are not available, the City will encourage the selected firm(s) to hire local low-income workers whenever possible. Historically, firms used for infrastructure projects have used workers who were low-income at initial hire. However, with steady full-time work, most individuals employed by the construction firms move out of low-income into the moderate-income bracket or higher. The City and its housing rehabilitation contractors will continue to work with its local subcontractors to encourage the employment of local low-income residents. It is anticipated that 2 to 3 low-income workers will be hired by contractors.

The City uses CDBG funds to provide scholarships for low- to moderate-income students pursuing post-secondary education through college or trade schools. Without these scholarships, the recipients would be unable to continue their education. This program assists in developing residents with the capability of earning wages well above the poverty level.

The City has over time supported agencies such as the Literacy Council of Fort Bend to provide literacy education, ESL education, GED preparation, and workforce development. This program has assisted adults who are living below the poverty level due to an inability to read or speak English, the lack of a High School diploma or GED, or the lack of skills required for available employment. The adults completing the Literacy Council's programs have been able to secure employment at a livable wage or enter a trade that will allow them to progress out of the poverty level.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The City is not a HOME recipient and does not have the funding to develop affordable housing. The housing plan for the City's CDBG program is one of providing minor to moderate housing rehabilitation to low- to moderate-income homeowners. Many of the applicants are elderly or disabled residents living below the poverty level. By repairing their homes and providing more energy efficient HVAC systems, windows, doors, and insulation, their housing costs are reduced and they are better able to remain in their homes.

Within this consolidated plan cycle, the City hopes to promote funding activities that will provide minimal first-time home buyer opportunities. Another program we propose to implement for the first

time is the Section 108 Loan program which will aide in reducing further blight and disinvestment in the older sectors of the community. This should support policies for reducing poverty.

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## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The City of Missouri City's monitoring procedures are designed to assist staff in fulfilling its regulatory obligations. The City conducts desk monitoring monthly as it reviews the monthly reimbursement requests of each subrecipient. The requests include an invoice, backup documentation such as receipts and time sheets, and a client data report listing each client served and verifying residency and income.

The on-site monitoring process is conducted annually or semi-annually, with more frequent monitoring for subrecipients who are high-risk. The on-site monitoring follows HUD checklists for programmatic and financial monitoring. The elements of the checklist include: conformance to subrecipient agreement; record-keeping system; financial management system; proof of insurance; review of audit and single audit if required; review of policies and procedures and the agency's compliance with their internal policies; review of agency's compliance with Section 504, EEO laws/regulations, equal opportunity in accepting clients, and Section 3.

The City notifies the agencies in writing prior to the monitoring visit and alerts them as to the areas to be evaluated. At the monitoring, the City staff or consultants meet with relevant agency staff including the executive director, review all aspects outlined in the checklist and ends the visit with a discussion of areas for improvement. The monitoring is followed up by a letter outlining the results and the remedies to be taken to resolve any concerns or findings.

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	365,549	0	60,000	425,549	1,460,000	Funds will be used for public infrastructure, code enforcement, housing rehabilitation, parks improvements, possible facility improvements, and public services.

**Table 54 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The CDBG Funds will leverage City General Fund and Bond Fund dollars for all infrastructure, parks and facilities projects. The City will fund more than 70% of non-sidewalk infrastructure projects through non-CDBG dollars. CDBG funds will be used to fund the cost of sidewalks and



approximately 90% of the costs of parks improvements in CDBG Target Areas.

The housing rehabilitation program is leveraged with the contracted nonprofits providing approximately 75 cents to 1 dollar of additional resources for every dollar of CDBG funds expended. The leveraged funds are from private foundation and individual donations and private corporate grants.

The public service subrecipients provide approximately \$1.50 of additional resources for every dollar of CDBG funds expended. This leverage comes in the form of administrative and operating costs and direct costs to match CDBG dollars per client. The sources of the funds are private individual donations, foundations and corporate donations. Meals on Wheels receives Area Agency on Aging and FEMA funds for the provision of meals and services to the elderly. Child Advocates receives CPS and other state and federal funds for the provision of services to abused and neglected children. AccessHealth receives Medicaid, CHIPS and other state/federal public insurance funds to support the indirect costs.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City's parks will be used to address the recreational needs identified in the plan. These parks include:

- Buffalo Run -- 95 acres located at 1122 Buffalo Run Blvd
- Hunter's Glen -- 17.58 acres located at 1340 Independence
- Hunter's Trail -- trails with trailhead located at 1299 Mimosa
- McLain -- 0.7 acres with tennis courts located at 12039 McLain

McLain Park is located in the Fondren Park Target Area and the others are in the Hunter's Glen Target Area.

Cangelosi Watershed detention pond, begun with PY 2012 funding and to continue with non-CDBG funds is located in the Hunter's Glen Target Area.

**Discussion**

The City is committed to using CDBG dollars as leverage for other public and private funds to ensure the sustainability of low- to moderate-income neighborhoods and residents. All of the funded nonprofits providing public services and housing rehabilitation match the CDBG funds with funding from other sources to expand the number of persons served and the level of service provided.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation & Minor Paint Program	2019	2023	Affordable Housing	Fondren Hunter's Glen Fifth St. Quail Green Court Road Lexington/Murphy Road	Housing Rehabilitation	CDBG: \$105,518	Homeowner Housing Rehabilitated: 10 Household Housing Unit
2	Code Enforcement	2019	2023	Non-Housing Community Development	Fondren Hunter's Glen Fifth St. Quail Green Court Road Lexington/Murphy Road	Code Enforcement	CDBG: \$51,537	Housing Code Enforcement/Foreclosed Property Care: 500 Household Housing Unit Other: 500 Other
3	Services to Neglected or Abused Children	2019	2023	Non-Housing Community Development		Services to Neglected or Abused Children	CDBG: \$10,500	Public service activities other than Low/Moderate Income Housing Benefit: 75 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Meals on Wheels	2019	2023	Non-Homeless Special Needs Non-Housing Community Development		Senior Services	CDBG: \$10,500	Public service activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted
5	Post Secondary Scholarships	2019	2023	Non-Housing Community Development	Fondren Hunter's Glen Fifth St. Quail Green Court Road Lexington/Murphy Road	Educational Services	CDBG: \$11,205	Public service activities other than Low/Moderate Income Housing Benefit: 8 Persons Assisted
8	Parks Improvements	2019	2023	Non-Housing Community Development			CDBG: \$29,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 3000 Households Assisted
9	Fair Housing	2019	2023	Affordable Housing Public Housing Homeless Non-Homeless Special Needs				Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4000 Persons Assisted
10	First-time Home Owner Assistance	2019	2023				CDBG: \$27,000	Public service activities for Low/Moderate Income Housing Benefit: 4000 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Storm Drainage and Flood Prevention	2019	2023	Non-Housing Community Development				Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 250 Households Assisted

Table 55 – Goals Summary

## Goal Descriptions

1	Goal Name	Housing Rehabilitation & Minor Paint Program
	Goal Description	CDBG funds of \$95,518 will provide minor to moderate rehabilitation to 10 owner-occupied home, in addition to \$11,000 provide 4 residents with exterior painting improvement of low- to moderate-income.
2	Goal Name	Code Enforcement
	Goal Description	The City will continue to assign a code enforcement officer to survey, inspect, and cite properties in the CDBG Target Areas and to represent the City in any legal proceedings and interactions with the property owners who fail to comply.
3	Goal Name	Services to Neglected or Abused Children
	Goal Description	Child Advocates of Fort Bend will provide forensic interviews of and counseling to victims of child abuse and/or neglect.
4	Goal Name	Meals on Wheels
	Goal Description	Fort Bend Seniors will provide hot home-delivered meals to home-bound seniors.
5	Goal Name	Post Secondary Scholarships
	Goal Description	The City will provide scholarships to up to 8-10 high school graduates or students enrolled in college or trade school. A scholarship review committee has been established to review the applications and determine eligibility and rankings.

8	<b>Goal Name</b>	Parks Improvements
	<b>Goal Description</b>	Hunters Glen Park Trail will provide public park improvements within city limits to benefit 3000 persons.
9	<b>Goal Name</b>	Fair Housing
	<b>Goal Description</b>	Program will affirmatively further Fair Housing by offering educational opportunities to low-to-moderate income persons.
10	<b>Goal Name</b>	First-time Home Owner Assistance
	<b>Goal Description</b>	CDBG Program to offer first time home buyers program to eligible residents in the form of a 5-year forgivable loan not to exceed 5% of the sales price.
11	<b>Goal Name</b>	Storm Drainage and Flood Prevention
	<b>Goal Description</b>	CDBG funds will be used in conjunction with other resources to facilitate City Engineering projects, for storm drainage and flood prevention.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The City will fund 8 projects plus program administration as follows:

Project	Allocation	Assisted
Housing Rehabilitation	\$95,518	10
First Time Homebuyers	\$27,000	3
Code Enforcement	\$51,537	500 houses, 500 other
Education (Scholarships)	\$11,205	10
Edison Arts	10,500	25
Children Services (Child Advocates)	\$10,500	75
Senior Services (Meals on Wheels)	\$10,500	25
Residential Paint Project	\$11,000	4
Program Administration	\$56,940	N/A
Total	\$284,700	

Table 56 – Project Information

#### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The housing rehabilitation, homebuyer program, code enforcement and scholarships are priorities for the city as determined by the results of resident surveys, interviews with stakeholders, staff input, input from the Community Development Advisory Committee and need identified through Census and other quantifiable data.

The two primary obstacles to addressing underserved needs are (1) lack of sufficient resources; and (2) lack of potential non-profit subrecipients to administer public service, homeless, and affordable housing programs.

**AP-38 Project Summary**  
**Project Summary Information**

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## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

Low-Moderate Area (LMA) projects (sidewalk improvements and code enforcement) will be directed at CDBG Target Areas. The sidewalk improvements will continue in the Fondren Target Area and code enforcement will be carried out in all Target Areas. Housing rehabilitation and public services will be Low-Moderate Clientele (LMC) and carried out throughout the city for any low- to moderate-income eligible client.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Fondren	40
Hunter's Glen	10
Fifth St.	10
Quail Green	10
Court Road	10
Lexington/Murphy Road	10

**Table 57 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Code enforcement will be carried out throughout all of the CDBG Target Areas. The exact percentage for each Target Area may vary due to differences in geographic size and number of violations. The sidewalk improvements are being carried out in the Fondren Area as part of a process to bring the entire area up to city standard and ADA compliance. By focusing resources on a single target area each year, the impact is greater. Fondren Target Area has some of the oldest sidewalks in most need of repair.

### **Discussion**

The City is addressing code enforcement throughout all neighborhoods equally, with CDBG funding used only for CDBG Target Areas. The City is focusing its CDBG infrastructure funds on the Fondren Target Area for PY 2013 in order to expand the sidewalk improvements begun in PY 2011 in that area. Once the area is completed and up to City standard and ADA regulations, funds will be directed to other neighborhoods.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The City of Missouri City uses between 25% and 30% of its annual CDBG allocation to fund the rehabilitation of homes owned and occupied by low- to moderate-income households. The majority of those households applying for funds are elderly and/or disabled.

One Year Goals for the Number of Households to be Supported	
Homeless	
Non-Homeless	
Special-Needs	
Total	

**Table 58 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
The Production of New Units	48
Total	48

**Table 59 - One Year Goals for Affordable Housing by Support Type**  
**Discussion**

It is anticipated that 10 homes will be rehabilitated with the \$100,000 allocated. Of those, all will be owner-occupied and an estimated 6 will have elderly and/or disabled householders.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

There is no Public Housing Authority serving Missouri City.

### **Actions planned during the next year to address the needs to public housing**

N/A

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

N/A

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

N/A

### **Discussion**

There is not a public housing development or Section 8 HCVs for the Missouri City area.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

For PY 2013, the City will not be allocating funds directly for addressing the needs of the homeless. Agencies serving Missouri City but not requesting CDBG funding that do address the homeless include Fort Bend Family Promise, located in Missouri City; Fort Bend Women's Center; and Park Youth Ranch.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City will not be expending CDBG funds in PY 2013 to reach out to homeless persons, however, it will be collaborating with Fort Bend Family Promise, Fort Bend Women's Center and Park Youth Ranch as well as the Coalition for the Homeless of Houston/Harris County (including Fort Bend County) and Fort Bend County's Community Development Department to enhance its approaches to addressing homelessness and reaching out to the homeless. Additionally, the CDBG staff and consultant will be coordinating with the Missouri City police regarding its processes when detaining homeless individuals.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City will not be expending CDBG funds in PY 2013 to provide shelter or housing to homeless persons, however, it will be collaborating with Fort Bend Family Promise, Fort Bend Women's Center and Park Youth Ranch as well as the Coalition for the Homeless of Houston/Harris County (including Fort Bend County) and Fort Bend County's Community Development Department to enhance the area's approaches to addressing homelessness and identifying appropriate emergency shelters and transitional housing.

#### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The City will not be expending CDBG funds in PY 2013 to address the needs of chronically homeless, veterans, unaccompanied youth or others making the transition from shelters or institutions to permanent housing. However, it will be collaborating with Fort Bend Family Promise, Fort Bend Women's Center and Park Youth Ranch as well as the Coalition for the Homeless of Houston/Harris

County (including Fort Bend County) and Fort Bend County's Community Development Department to developing better approaches to addressing homelessness and identifying programs to assist in exiting homelessness and moving into self-sufficiency.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

By rehabilitating homes of the low- to moderate-income, particularly the disabled and elderly, the CDBG program is helping to ensure that the owners will not be forced to abandon their home or for the home to deteriorate to an uninhabitable condition.

By providing literacy, ESL and GED education with CDBG funding, the City will be assisting Literacy Council in preparing clients for employment at a livable wage that will allow them to afford quality housing.

The assistance that Child Advocates gives to abused children and non-offending guardians allows the victims and non-offending family members to stay together in their home or to find suitable safe havens until the offender is removed. Without these services, many parents would opt to move to the streets rather than risk further abuse of their children by the offending party.

Without ESG funding or other funds for homeless prevention or assistance to those being discharged from institutions, the City must rely on the area agencies and to assist in preventing homelessness.

## **Discussion**

None of the three homeless agencies that serve Missouri City opted to apply for Missouri City CDBG funds this year. During the year, the City will work with them to determine their desire to receive CDBG funds and to assist them in identifying other funds to serve Missouri City homeless residents.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

The City is committed to addressing barriers to affordable housing and impediments to fair housing choice. Without HOME funding or sufficient CDBG funding to develop affordable housing, the City must rely on developers to produce privately funded or LIHTC-funded new affordable units. The City will use CDBG funds to assist in rehabilitating owner-occupied housing, including making the homes more energy efficient; in code enforcement activities in the Target Areas to maintain the safety and values in the areas; and to improve the sidewalks, making them safer and with ADA-compliant curb cuts in order to improve living conditions and maintain housing values.

During the next year, the City will also develop a draft Fair Housing Ordinance and will update the Analysis of Impediments and Fair Housing Plan.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

As part of the revision of the current Fair Housing Plan, the city will more closely scrutinize all public policies related to affordable and fair housing and will develop strategies with goals and timelines for removing or ameliorating any negative effects of both public and private policies and actions.

The City will review any LIHTC or Housing Trust Fund applications and will approve all that fall within City ordinances and appear to be financially viable. The City will participate in the Regional Collaboration of the Assessment of Fair Housing.

### **Discussion:**

As a suburban city with predominately single family, owner-occupied homes, the City of Missouri City will be focusing its affordable housing activities on homeownership and other affordable amenities to reduce cost burdens to individuals and families. These include funding AccessHealth to provide health care to uninsured residents, working to improve public transportation to reduce transportation costs, and funding agencies that serve to increase incomes through education and job training.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The City will focus this next year on residential neighborhood improvements and public services. Through sidewalk improvements and code enforcement, the City will be improving the quality of life of residents of CDBG Target Areas as well as helping to preserve housing values. In addition to area-based improvements and to housing rehabilitation (in the prior section), the City will fund pediatric healthcare, and counseling for abused and neglected children; home-delivered meals for the elderly; literacy/ESL/GED education for predominately minority adults; and post-secondary scholarships to low- to moderate-income students.

### **Actions planned to address obstacles to meeting underserved needs**

The CDBG funds will be used to:

1. Improve the owner-occupied housing of those who are unable to afford repairs, particularly homes of the elderly and disabled;
2. Improve the health, safety and nutrition of home-bound elderly through home-delivered hot meals and personal contact provided by Meals on Wheels;
3. Improve the health, safety and well-being of children through pediatric healthcare provided by AccessHealth, and forensic interviewing and counseling of abused and neglected children provided by Child Advocates;
4. Improve the employability of youth and young adults through the provision of post-secondary scholarships, reading programs and of all adults through literacy/ESL/GED education provided through Literacy Council of Fort Bend;
5. Conduct Fair Housing Assessment and Market Housing Analysis.

All of those served will be low- to moderate-income, and based on past years funding these organizations, the vast majority will be minorities -- African American, Hispanic and Asian.

### **Actions planned to foster and maintain affordable housing**

The City will fund 2 non-profits to provide housing rehabilitation for low- to moderate-income homeowners in order to maintain their homes affordably, allowing them to remain in their homes.

### **Actions planned to reduce lead-based paint hazards**

Each of the 10 homes that will be rehabilitated will undergo lead-based paint evaluation, regardless of the age of the residents in the home. All of the housing with lead-based paint will be remediated according to federal regulations. Educational materials will be provided to all clients receiving housing rehabilitation. Additionally, the City will request that subrecipients provide lead hazard information to

their clients to reduce not only lead-based paint hazards but health hazards from all lead sources.

### **Actions planned to reduce the number of poverty-level families**

The post-secondary scholarships and the literacy/ESL/GED education of Literacy Council will greatly enhance the employability and incomes of the low- to moderate-income clients. The vast majority of the Literacy Council's clientele are living below the poverty level. Additionally, approximately 25% of those young adults applying for scholarships are in households with poverty-level incomes.

### **Actions planned to develop institutional structure**

During the next year, the City will continue to review/evaluate/improve its policies and procedures in managing the CDBG program. The Community Development Advisory Committee will receive additional training on CDBG regulations and project eligibility. The Development Services Department will provide additional information to other departments regarding eligibility of projects and better ways to manage projects funded through CDBG. Additionally, the Development Services and Finance Departments will strive to work more closely together in making the financial processes of CDBG more efficient.

The CDBG consultant will provide additional no-cost technical assistance to all subrecipients and all non-profits seeking CDBG funding from Missouri City. By improving the institutional structure of the subrecipients, the City will improve the overall institutional structure of the program.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

There is no public housing in Missouri City, nor is there a Section 8 HCV program. The City will reach out to the LIHTC properties to provide technical assistance to the managers to help residents, particularly the elderly and disabled, in accessing social services. Community Redevelopment Corporations and State CHDOs that purchase foreclosed properties for rehabilitation and sale at affordable housing prices will be encouraged and the City will work to coordinate with them and facilitate their activities.

Monitoring of subrecipients has proven to be an excellent way to enhance coordination with CDBG-funded agencies. On-site monitoring includes technical assistance and discussions of methods of inter-agency collaboration and coordination.

The United Way of Greater Houston hosts monthly meetings in Fort Bend County to enhance inter-agency coordination among United-Way funded agencies as well as other social service providers. The



City will ensure that a representative attends these meetings.

**Discussion:**

Unlike large cities such as Houston, Fort Bend County including Missouri City, is suburban in nature and there are fewer social service and housing agencies providing assistance to the low- to moderate-income. The City will make every effort possible to identify through agencies within the county that do or can serve Missouri City residents and will facilitate services to Missouri City as much as possible.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

#### Introduction:

The City will receive no program income and will direct its CDBG funding to low- to moderate-income individuals and areas. All activities involving low-mod clientele (LMC) will serve only low- to moderate-income, including extremely low-income. Area benefits (LMA) will serve CDBG Target Areas with a focus in code enforcement on assisting low- to moderate-income in code compliance and activities that will further reduce blight and deterioration.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	71.50%

The City will receive no program income during PY 2019 and will expend an estimated 71.5% of its PY 2019 funds on low- to moderate-income. The City will ensure that 100% of the housing rehabilitation and public service allocations will be for low- to moderate-income. Additionally, the sidewalk projects and parks and recreation improvements will be conducted in a low- to moderate income neighborhood as will all code enforcement activities.

## **Attachments**

6-18

City of Missouri City

## PUBLISHER'S AFFIDAVIT

THE STATE OF TEXAS §  
COUNTY OF FORT BEND §

Before me, the undersigned authority, on this day personally appeared Lee Hartman who being by me duly sworn, deposes and says that he is the Publisher of *Fort Bend Herald* and that said newspaper meets the requirements of Section 2051.044 of the Texas Government Code, to wit:


1. it devotes not less than twenty-five percent (25%) of its total column lineage to general interest items;
2. it is published at least once each week;
3. it is entered as second-class postal matter in the county where it is published; and
4. it has been published regularly and continuously since 1959.
5. it is generally circulated within Fort Bend County.

(CLIPPING) (S)  
on Back

Publisher further deposes and says that the attached notice was published in said newspaper on the following date(s) to wit:

6-18

\_\_\_\_\_, A.D. 2019

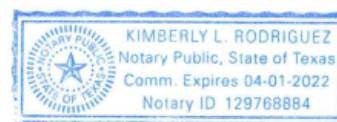
  
\_\_\_\_\_  
Lee Hartman  
Publisher

SUBSCRIBED AND SWORN BEFORE ME by Lee Hartman, who

- X a) is personally known to me, or
- \_\_\_\_\_ b) provided the following evidence to establish his/her identity, \_\_\_\_\_

on this the 20 day of June, A.D. 2019  
to certify which witness my hand and seal of office.

  
\_\_\_\_\_  
Notary Public, State of Texas



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**NOTICE OF PUBLIC HEARING  
CITY OF MISSOURI CITY  
2019 ANNUAL ACTION PLAN  
2019 -2023 CONSOLIDATED PLAN  
2017 ACTION PLAN ADMENDMENT  
HUD Community Development Block Grant Program**

To build and strengthen new partnerships with State and local governments and the private sector, the U.S. Department of Housing and Urban Development (HUD) requires an Annual Action Plan and Consolidated Plan submission for the planning and application aspects of the Community Development Block Grant (CDBG) Program.

The City of Missouri City is considering the following:

- (1) The Program Year 2019 Annual Action Plan, a one-year planning document that describes the amount of CDBG funds expected to be available and the proposed use of those funds for the upcoming fiscal year.
- (2) The 2019 – 2023 Consolidated Plan, identifies housing and community development priorities that align and focus funding for the CDBG Program block.
- (3) In accordance with federal regulations governing the use of CDBG funds, a 30-day comment period is required to amend the 2017 Program Year Annual Action Plan. Housing rehabilitation activities are under consideration for the amendment to increase PY16 budget by an amount of \$65,414.30, therefore reducing the available Housing Rehabilitation budget for PY17 by the same amount.

The City of Missouri City will hold two (2) public hearings to give all Missouri City residents an opportunity to voice opinions on the City's **HUD Community Development Block Grant Program**. The first public meeting will be held on **Monday, July 15, 2019, at 7:00 PM at City Council Chamber, 2nd Floor, City Hall, 1522 Texas Parkway, Missouri City, Texas** to receive comments from the public regarding the housing and community development needs of low-and moderate-income persons such as homeless individuals and families; persons with special needs (the elderly, frail elderly, severely mentally ill, developmentally disabled, physically disabled, persons with alcohol/other drug addictions, and persons with HIV/AIDS); the housing needs of renters and owners; community needs such as code enforcement, economic development, infrastructure, planning and administration, public facilities, public services, senior programs, youth programs; and other non-housing community development needs. A second and final public meeting will be held on **Monday, August 5, 2019, at 7:00 PM at City Council Chamber, 2nd Floor, City Hall, 1522 Texas Parkway, Missouri City, Texas**. All attendees are invited to speak on the subject of CDBG at the public hearings.

Residents may also send written comments on or before August 15, 2019 (final day of 30-day comment period) to the City of Missouri City's Development Services Department at 1522 Texas Parkway, Missouri City, TX 77489 (Attention: Egima Edwards). Residents may fax their comments to the City at (281) 208-8962.

#### **CDBG Program Background**

The national objective of the CDBG program is to develop viable urban communities by providing decent housing, a suitable living environment and expanding economic opportunities principally for low and moderate-income persons. At least 71% of CDBG funds must be used for activities that benefit low and moderate-income persons. CDBG goals include:

1. Improving the urban environment in low and moderate income areas;
2. Eliminating blighting influences and the deterioration of property, neighborhoods and public facilities in low and moderate-income areas; and
3. Ensuring decent, safe, sanitary housing for low and moderate-income residents.

Eligible activities include but are not limited to: public facility construction and improvements; handicapped accessibility; operational funding for non-profit agencies servicing primarily low income persons; rehabilitation of owner-occupied housing; housing development assistance, enforcement of City codes; clearance and demolition; infrastructure improvements; business development and job creation activities.

**Note:** In compliance with the Americans With Disabilities Act, this venue is accessible for persons with physical disabilities. Persons with vision or hearing impairments or other disabilities requiring services may contact the department. Spanish language translators are available at the meeting for persons with Limited English Proficiency. Requests for special accommodations or interpretive services must be made at least 48 hours prior to this meeting. Please contact the Planning Department at 281-403-8541 or by FAX 281-208-8962.

6-18

City of Missouri City

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COUNTY OF FORT BEND §

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\_\_\_\_\_, A.D. 2019



Lee Hartman  
Publisher

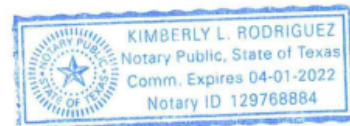
SUBSCRIBED AND SWORN BEFORE ME by Lee  
Hartman, who

X a) is personally known to me, or

\_\_\_\_\_ b) provided the following evidence to establish  
his/her identity, \_\_\_\_\_

on this the 20 day of June, A.D. 2019  
to certify which witness my hand and seal of office.

  
Notary Public, State of Texas



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2019 -2023 CONSOLIDATED PLAN  
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Eligible activities include but are not limited to: public facility construction and improvements; handicapped accessibility; operational funding for non-profit agencies servicing primarily low income persons; rehabilitation of owner-occupied housing; housing development assistance, enforcement of City codes; clearance and demolition; infrastructure improvements; business development and job creation activities.

**Note:** In compliance with the Americans With Disabilities Act, this venue is accessible for persons with physical disabilities. Persons with vision or hearing impairments or other disabilities requiring services may contact the department. Spanish language translators are available at the meeting for persons with Limited English Proficiency. Requests for special accommodations or interpretive services must be made at least 48 hours prior to this meeting. Please contact the Planning Department at 281-403-8541 or by FAX 281-208-8962.



DRAFT



**Grantee SF-424's and Certification(s)**

DRAFT

## Appendix - Alternate/Local Data Sources

1	<b>Data Source Name</b> Missouri City
	<b>List the name of the organization or individual who originated the data set.</b> The City of Missouri City states that there is no PHA that serves the City.
	<b>Provide a brief summary of the data set.</b> In order to move beyond the initial set-up of the eCon Planning Suite, selection of a PHA was required. There is no PHA with jurisdiction or service area in Missouri City. TDHCA's Section 8 program was selected, though TDHCA does not serve Fort Bend County in which Missouri City is situated.
	<b>What was the purpose for developing this data set?</b> The purpose of the data set is to clarify that there is no PHA in Missouri City but the eCon Planning Suite requires the selection of a PHA in order to progress beyond the initialization of the plan.
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> City wide.
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> Not applicable
	<b>What is the status of the data set (complete, in progress, or planned)?</b> Complete
2	<b>Data Source Name</b> Homeless Agencies
	<b>List the name of the organization or individual who originated the data set.</b> Fort Bend Women's Center; Fort Bend Family Promise; Coalition for the Homeless of Houston/Harris County
	<b>Provide a brief summary of the data set.</b> The base data for all of Fort Bend County from the Coalition for the Homeless's Point in Time survey from 2012 was used to estimate unsheltered homeless. The actual client counts for Missouri City residents from the Fort Bend Women's Center and Fort Bend Family Promise were used for sheltered and exiting homeless counts.

	<p><b>What was the purpose for developing this data set?</b></p> <p>There is no definitive information from the regional CoC agency for Missouri City. Limited Point in Time data for Fort Bend County is available, with the only "hot spot"/concentration of homeless in the Richmond/Rosenberg area. Fort Bend Women's Center and Fort Bend Family Promise link clients to last known residence by jurisdiction. Therefore, their annual data were used.</p> <p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>The data are accurate and comprehensive for sheltered women and families only. Unaccompanied youth, single men and single women who are not victims of domestic violence are not included in the counts but are estimated from county-wide point in time counts.</p> <p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2012 -- Point in Time County data from February 2012, with shelter data for clients through all of 2012.</p> <p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>
3	<p><b>Data Source Name</b></p> <p>HUDUser FMRs</p> <p><b>List the name of the organization or individual who originated the data set.</b></p> <p>HUD User/HUD</p> <p><b>Provide a brief summary of the data set.</b></p> <p>The 2013 Fair Market Rents for Houston-Sugar Land-Baytown MSA and Fort Bend County</p> <p><b>What was the purpose for developing this data set?</b></p> <p>No data populated by HUD in the eCon Planning Suite required the input of data.</p> <p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>The coverage is national and broken down by MSA and county.</p> <p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2013</p> <p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>
4	<p><b>Data Source Name</b></p> <p>2007-2011 ACS</p> <p><b>List the name of the organization or individual who originated the data set.</b></p> <p>U.S. Census Bureau</p>

	<b>Provide a brief summary of the data set.</b> 2007-2011 American Community Survey data for Missouri City
	<b>What was the purpose for developing this data set?</b> No information was provided through the pre-populated table in eCon
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> 1/2007-12/2011
	<b>Briefly describe the methodology for the data collection.</b> The ACS is a monthly sample that is averaged over a 1-, 3- or 5-year period of time. Due to the size of Missouri City, most of the estimates are available only for the 5-year period.
	<b>Describe the total population from which the sample was taken.</b> Total City population
	<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> Random sample used by Census Bureau; the number of respondents is not publically known
5	<b>Data Source Name</b> A Point-In-Time (PIT) Homeless Count & Survey
	<b>List the name of the organization or individual who originated the data set.</b> Prepared by Catherine Troisi, Ph.D., UTHealth School of Public Health and the Coalition for the Homeless of Houston/Harris County for The Way Home Continuum of Care
	<b>Provide a brief summary of the data set.</b> A Point-In-Time (PIT) Homeless Count & Survey of sheltered (i.e., those in emergency shelters, transitional housing, or safe haven) and unsheltered persons experiencing homelessness in the Houston, Pasadena, Harris County, Fort Bend County, and Montgomery County area was held on the night of 21 January, with the unsheltered portion of the Count conducted.
	<b>What was the purpose for developing this data set?</b> The purpose of the Count is to determine the number of persons experiencing homelessness [defined by the Department of Housing and Urban Development (HUD) as those staying in emergency shelter, transitional housing, or safe haven programs with beds dedicated for homeless persons or those persons who are unsheltered (i.e., staying in a place not meant for human habitation)] on a single night.
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> Conducted over a three- day period from January 22-24, 2019.
	<b>Briefly describe the methodology for the data collection.</b>

	<p><b>Describe the total population from which the sample was taken.</b></p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p>

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